Quail Creek Homeowners Association
Annual Member Meeting Minutes
October 21, 2025
7:00 PM
291 Partridge Drive

The Annual Member Meeting of the Quail Creek Homeowners Association was held on Tuesday, October 21, 2025, 7:00 PM at the home of Shana Nalls, 291 Partridge Drive. A quorum was established with 36 members including proxies.

The meeting was called to order at 7:07 PM.

The meeting agenda was presented for approval, motion by Bev Stibbens, motion was approved.

Election of the meeting officers was conducted. Shana Nalls nominates John Regan as permanent Chair. Tish Bruckner was set as Secretary. Bev Stibbins was set as Sargent at Arms.

Alicia Rojas presented a motion to approve the October 16, 2024 annual member meeting minutes, the minutes are approved.

HOA Board President John Regan began his annual report by thanking the Board and ARC for their time and efforts throughout the past year.

The year in review:

- The irrigation controller system was upgraded, and we are seeing improvements in water management since this update.
    - The upgrade includes improved rain sensor/water management.
- The board approved an update to the landscaping in the front entrance which will occur before the end of this year (2025).
    - Landscape updates were held off due to previous summertime water restrictions.

The Treasure's Report was presented by Shana Nalls:

- The balance sheet for the end of fiscal year 2025:
    - Operating account $33,414
    - Capital reserve $56,506
        - Operating increase $7,230
        - Reserve account increase $17
    - Total assets increase $7,247

At this time (October 21, 2025), we have four (4) residence left to collect HOA assessments.

Quail Creek Homeowners Association

HOA Budget for 2026:
In review of our proposed budget for 2026 it is noted that, at the end of the fiscal year we may have a surplus of $3,714. It is recommended to carry forward the surplus to reduce potential needs for an assessment increase. The estimated final budget is $23,800 divided by our 70 homes for a consistent $340 rate.

The proposed budget will be approved by the Board in November (30 days prior to the end of the year). The intention is to keep the base dues to $340. We need to increase website/email hosting, increase postage and will lower legal to account for these changes.

Shana mentioned the legislative session updates impacting HOA's:
The updates do not require us to make any changes to our current documents:

- SENATE BILL 711 – The Omnibus Bill
  - Modifies Section 202.023 of the Texas Property Code in reference to language clarification on fencing of property.
    - *If the HOA CC&R's prohibit, then HOA guidelines take precedence and this confirms what we currently have in place.*
- HOUSE BILL 517 – Protection of Homeowners from Fines for Not Watering Lawns During Mandatory Watering Restrictions
  - Adds Section 202.008 to Chapter 202 of the Texas Property Code, which restricts a homeowners association from assessing a fine against a property owner for a violation of an applicable restrictive covenant that requires the owner to plant or install grass or turf, maintain green vegetation or turf, or prohibits discolored or brown vegetation or turf on the property during a time period when the owner's property is subject to a residential watering restriction … during a period of drought, and before the 60th day after the date such residential watering restriction is lifted.
- HOUSE BILL 621 – Use of Common Areas for Political Gatherings
  - Adds Section 202.013 to Chapter 202 of the Texas Property Code, which prohibits all homeowners associations from adopting or enforcing a provision in a dedicatory instrument that prohibits or has the effect of prohibiting a property owner or resident from inviting governmental officials and candidates who have been qualified in the appropriate election to run for public governmental office to address or meet with homeowners association members, residents, or their invitees in common areas of the homeowners association.

HOA President John Regan opened the floor to other motions; no motions were presented.

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Nominations for the 2026 Board took place with each position going uncontested.
The new Board:

- President – John Regan
- Vice President – Ken Daulong
- Treasurer – Shana Nalls
- Secretary – Tish Bruckner
- Member-at-Large positions:
  - Herb Harker
  - George Blackford
  - Natalie Peters

The ARC is a separate entity from the Board:
No one expressed interest in the ARC positions. The existing members all agreed to continue on the ARC board and were approved.

Shawn Allen – ARC Chair
Grant Ashmore
Josh Martin

Our neighbor Alicia Rojas requested to make comments on Proposition A:
Proposition A on the McLendon-Chisholm/Rockwall County ballot is a VATRE to bring local revenue into Rockwall that the state cannot touch. The bond money is stated to be going to create competitive pay for the Rockwall ISD teachers, to fund Special Education and Gene Burton programs along with going to school safety. This creates a 4-cent tax increase to property tax per $100.
Others were offered an opportunity to speak to Proposition A and no other neighbors spoke to the ballot initiative.

Question to board: It was noted that there are yellow jackets in the Clint Packer Memorial Park tire swing. Can we spray for yellow jackets in the tire swing to prevent injury. We will have the swing sprayed.
It was recognized that Herb has been providing excellent support to prevent ants, etc. in the park and front entry.

* HOA bank check cards will be updated with current signers

The meeting adjourned at 7:39 PM.

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Balance Sheet Comparison

	30-Sep-25	30-Sep-24	Incr / (Decr)
ANB Operating Account #3710	$ 33,414	$ 26,183	$ 7,230
ANB Capitol Reservev #9807	$ 56,506	$ 56,489	$ 17
City of McLendon-Chisholm (Deposit)	$ 200	$ 200	$ -
Total Assets	**$ 90,120**	**$ 82,872**	**$ 7,247**
Total Liabilities	$ -	$ -	$ -
Net Equity	**$ 90,120** ✓	**$ 82,872**	**$ 7,247**

ok/sm

Quail Creek Homeowners Association

Income Statement - All Accounts

30-Sep-25

	$2,025	*Approved*			10/21/2025 Proposed				2024	2023
Income	YTD Actual	Budget '25	$ Variance	% Variance	Budget '26	$ Var	% Var	Notes:	YTD Actual	YTD Actual
Assessments										
Regular Assessments	$24,540	$23,800							$22,299.30	$15,149.24
PY Surplus Adj (return to members	$0	$3,832			$5,900			JG Landscape estimate	$0.00	$0.00
Special Assessments	$0	$0							$0.00	$0.00
Total Assessments	$24,540	$27,632	-$3,092	-11%	$5,900				$22,299.30	$15,149.24
Other Income										
Interest Income	$17	$0			$0				$16.91	$17.21
Late Fee	$40	$0			$0				$10.00	$10.00
AR Fee Income	$0	$0			$0				$0.00	$0.00
Legal Expense Reimb	$0	$0			$0				$0.00	$0.00
Postage Expense Reimb	$0	$0			$0				$5.35	$0.00
Resale Certificate Income	$100	$0			$0				$100.00	$150.00
Violation Fine	$0	$0			$0				$0.00	$0.00
Total Other Income	$157	$0	$157	#DIV/0!	$0				$132.26	$177.21
Total Income	$24,697	$27,632	-$2,935	-11%	$5,900				$22,431.56	$15,326.45
Expense										
Administrative Expenses										
Accounting	$0	$0			$0				$0.00	$0.00
Bank Charges	$0	$0			$0				$0.00	$0.00
Copies	$0	$0			$0				$0.00	$0.00
Document Recording Fees	$31	$50			$50				$0.00	$1,050.07
Admin-AR Fees	$0	$0			$0				$0.00	$0.00
Legal Expense	$0	$900			$250			No Legislative review required; only mild chang	$0.00	$450.00
Management Fee	$0	$0			$0				$0.00	$0.00
Office Supplies	$11	$100			$75				$31.38	$0.00
Postage/Delivery	$95	$250			$125				$124.36	$92.10
Printing-Coupons/Stmts	$0	$0			$0				$0.00	$0.00
Website Hosting	$0	$1,400			$1,850			No biling from Steinhagen.	$389.21	$448.76
Total Administrative Expenses	$137	$2,700	-$2,563	-95%	$2,350	$2,213	94%		$544.95	$2,040.93
Property Expenses										
Landscape - Enhancements	$0	$3,675			$6,874			Project approved but not completed for 2025, $	$1,578.05	$1,372.59
Landscape - Maintenance/Mowing	$9,318	$11,300			$11,010			Controller replaced, $600; no JG rate increase. T	$9,013.45	$9,413.10

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Income Statement - All Accounts

30-Sep-25

Income	$2,025 YTD Actual	Approved Budget '25	$ Variance	% Variance	10/21/2025 Proposed Budget '26	$ Var	% Var	Notes:	2024 YTD Actual	2023 YTD Actual
Park - Maintenance/Repairs	$0	$0			$500				$1,400.00	$8.63
Street Cleaning/Repairs	$0	$100			$100				$0.00	$3,008.86
Total Property Expenses	$9,318	$15,075	-$5,757	-38%	$18,484	$9,166	50%		$11,991.50	$13,803.18
Tax/Insurance/Interest Expense										
Ins- D&O	$1,347	$1,347			$1,386				$1,347.00	$1,231.00
Ins- Crime, incl cyber, banking, etc	$0	$0			$0				$0.00	$0.00
Ins- F&EC or Package	$250	$250			$250				$250.00	$250.00
Ins- Liability	$493	$493			$536				$406.00	$519.00
Taxes - Property	$0	$0			$0				$0.00	$0.00
Total Tax/Ins/Int Expenses	$2,090	$2,090	$0	0%	$2,172	$82	4%		$2,003.00	$2,000.00
Utility Expenses										
Electric (FEC)	$4,575	$4,688			$4,688			Member Bonus received, $113	$4,583.26	$4,627.98
Tel/Cell/Pager	$0	$0			$0				$0.00	$0.00
Water	$1,330	$3,050			$2,000			New rain sensing controller installed, wet spring	$2,541.74	$2,397.77
Total Utility Expenses	$5,905	$7,738	-$1,833	-24%	$6,688	$783	12%		$7,125.00	$7,025.75
Transfer Proof										
Tran fr MMA to Cking	$0	$0			$0				$0.00	$0.00
Dep fr MMA to Cking	$0	$0			$0				$0.00	$0.00
Tran fr Oper to Res	$0	$0			$0				$0.00	-$14,327.00
Dep fr Oper to Res	$0	$0			$0				$0.00	$14,327.00
Total Transfer Proof	$0	$0	$0	#DIV/0!	$0				$0.00	$0.00
Total Expense	$17,450	$27,603	-$10,153	-37%	$29,693	$12,244	41%		$21,664.45	$24,869.86
Fund Change (See Balance Sheet)	$7,247 ✓		$7,247	#DIV/0!					$767.11	-$9,543.41
	$7,247	*-$23,771*			$23,794	Net Budgeted Expenses				
	CY24 Lots ÷	$70			÷ 70	CY25 Lots				
	Base Rate	-$340			$340	**Base Rate**				

Quick n Dirty Calculation	
Total Funds Collected s/b	$23,800
Total Adj Ending Balance per bank	-$33,414
(Surplus) / underage	-$9,614
Funds for approved PY exp not pd	$5,900
Overcollection to return to members	-$3,714
÷	$70
Overcollection per Member	-$53