



Quail Creek Homeowners Association

Board Meeting Minutes

September 16, 2026

7:00 PM

McLendon-Chisholm City Hall

1371 W. Farm to Market Rd 550

The Regular Board of Directors Meeting of the Quail Creek Homeowners Association held on Wednesday September 16, 2026, established with the following members in attendance: John Regan, (President), Tish Bruckner (Secretary), Shana Nalls (Treasurer), Herb Harker, Natalie Peters (Members-at-Large), absent, Bob Steinhagen (Vice President) and George Blackford (Member-at-Large). Shawn Allen, ARC chairperson is also in attendance.

The meeting is called to order at 7:03 pm.

A motion by Natalie to approve the minutes from the August 12, 2026 Board meeting, and Shana with a second, the minutes are approved.

Common areas update:

- JG Landscape updated the water schedule to meet the RCH required schedule.
- Shana received an estimate for the repair of the front entrance brick, specific to replacing the brick and placing a new flag holder. The estimate is \$400 to fill the area to stabilize it enough to manage the flag motion as it blows in the wind. Further discussion was held on other options available to us for presentation of a flag at the front entrance.
 - We will assess the cost of placing a flagpole with lights rather than repairing the wall to host the flags. (We expect a cost differential to repairing the wall that hosts a flag and repairing the wall without a flag consideration.)
 - The Rockwall Breakfast Rotary Club offers a flag program where they will place a flag for \$50 each flag specific holiday. Tish will validate with the Rotary on whether they will place a flag at our front entrance.
 - It was noted that the front entrance mailbox is leaning and we should get it leveled.
 - A motion by John was presented for up to \$600 to level front entrance mailbox, Tish presented a second. The motion was approved.
- The work to repair the drainage at the front entrance appears to be complete.
 - Drainage concerns presented by Mr. Adair were brought to Fabrice Kabona, City Manager by Herb. Mr. Kabona worked with TXDOT to discuss the concerns for the city, including the streets at the Quail Creek entrance.



Shana Nalls, Treasurer, provided a report on the financials. The financial reports include the Income statement and Balance sheet. Last month's income & expenses were consistent with the budget and expectations.

Income August: \$2,461.44

- Regular Assessment: \$2,510
- Resale Certificate Income (overpayment): -\$50.00
- Interest: \$1.44

Expense August: \$1,638.87

- Landscape Maintenance: \$1,077.60
- Utility Expense: \$561.27
 - Electric (FEC): \$395.46
 - Water: \$165.81

We have not reached the point (appropriate number of days and communications) for authorization to file the lien on the outstanding assessment for 2025 and 2026.

We currently have 2 outstanding HOA assessments for 2026, the demand letters will be sent this week.

Last month we approved the insurance payment with the new Insurance carrier. The original quote was for 69 homes, we reminded the insurance company that we have 70 homes which increased the price by \$10. The cost went from \$1,722 to \$1,732. A motion for the \$10 increase was given by Natalie, a second by John, the increase is approved.

A reimbursement request to Tish for the annual payment of Hostinger for the webhosting and the domains (quailcreekrockwall.org and quailcreekrockwall.com) of \$204.54. Motion by Shana to reimburse, second by Natalie, approved.

The October regular HOA monthly Board meeting is planned for Wednesday October 7th at the McLendon-Chisholm City Hall, date and time approved.

ARC review:

- A new ARC request for a "privacy fence" for A/C equipment was submitted and includes what appears to extend out from the house and then back. The ARC denied the request because it initially seems to not meet requirements.
 - The homeowner requested a denial hearing with the Board.
 - The Board will notify the homeowner that we can meet with them 30 minutes prior to our next scheduled Board meeting on 10/7. The Board meeting can start immediately following the ARC review hearing.

The Annual member meeting is proposed and scheduled for October 20th and we will finalize the planning for our annual homeowners meeting at the next Board meeting.



The Board recessed into Executive Session at 8:02 PM.

Summary of Executive Session:

- 383846 – Courtesy email required to remind them that the Jeep in the side yard will need to be parked on the pavement of the driveway, not the grass.

The Board reconvened from Executive Session at 8:07 PM.

The meeting adjourned at 8:22 PM.



Quail Creek Homeowners Association
Balance Sheet
31-Aug-26

American National Operating Account #3710	\$	30,859.22	(A)
American National Capitol Account #9807	\$	56,521.41	(B)
City of McLendon-Chisholm Deposit (CK1260 3.18.26)	\$	200.00	
Total Assets	\$	87,580.63	✓
Total Liabilities	\$	-	
Net Equity	\$	87,580.63	

Funds Change Proof - See CM Income Statement		
CM Total Assets	\$	87,580.63
PM Total Assets	\$	(86,758.06)
Funds Change CM	\$	822.57

OK/88m
9/16/26

31-Jul-26



11/17/2025

2024	YTD Actual
\$22,299.3	\$22,299.3
\$0.0	\$0.0
\$0.0	\$0.0
\$22,299.3	\$22,299.3
\$16.9	\$16.9
\$10.0	\$10.0
\$0.0	\$0.0
\$0.0	\$0.0
\$5.3	\$5.3
\$100.0	\$100.0
\$0.0	\$0.0
\$132.2	\$132.2
\$22,431.5	\$22,431.5
\$0.0	\$0.0
\$0.0	\$0.0
\$0.0	\$0.0
\$0.0	\$0.0
\$0.0	\$0.0
\$0.0	\$0.0
\$0.0	\$0.0
\$13.3	\$13.3
\$124.3	\$124.3
\$0.0	\$0.0
\$389.2	\$389.2
\$544.9	\$544.9
\$1,578.0	\$1,578.0
\$9,013.4	\$9,013.4
\$1,400.0	\$1,400.0
\$0.0	\$0.0
\$11,981.5	\$11,981.5
\$1,347.0	\$1,347.0
\$0.0	\$0.0

Ins- F&EC or Package \$0.00
 Ins- General Liability \$0.00
 Taxes - Property \$0.00
 Total Tax/Ins/Int Expenses \$0.00
 Utility Expenses
 Electric (FEC) \$395.46
 Tel/Cell/Pager \$0.00
 Water \$165.81
 Total Utility Expenses \$561.27
 Transfer Proof
 Tran fr MMA to Cking \$0.00
 Dep fr MMA to Cking \$0.00
 Tran fr Oper to Res \$0.00
 Dep fr Oper to Res \$0.00
 Total Transfer Proof \$0.00
 Total Expense \$1,638.87
 Fund Change (see Balance Sheet) \$822.57

\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$250.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$536.00	\$536.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$65.41	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,237.41	\$2,172.00
\$395.46	\$395.46	\$390.72	\$398.58	\$390.72	\$4,318.34	\$4,690.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$165.81	\$97.40	\$88.66	\$51.87	\$53.61	\$1,876.79	\$2,300.00	\$0.00
\$561.27	\$492.86	\$479.38	\$450.45	\$444.33	\$6,195.13	\$6,990.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$1,638.87	\$1,700.90	\$1,620.72	\$2,609.32	\$444.33	\$22,064.61	\$29,727.00	\$0.00
\$822.57	\$8,110.54	\$4,600.67	-\$2,607.88	-\$442.94	-\$2,539.06	-\$23,827.00	\$0.00

CY24 Lots ÷ 70
 Base Rate \$340.39

\$250.00	\$250.00
\$493.00	\$406.00
\$0.00	\$0.00
\$2,090.00	\$2,003.00
\$4,575.03	\$4,583.26
\$0.00	\$0.00
\$1,329.90	\$2,541.74
\$5,904.93	\$7,125.00
\$0.00	\$0.00
\$0.00	\$0.00
\$0.00	\$0.00
\$0.00	\$0.00
\$17,449.52	\$21,664.45
\$7,247.42	\$7,167.11

Quail Creek

Homeowners Association



Quail Creek Homeowners Association Income Statement - All Accounts 31-Jul-26

Income

	AUG Actual	JUL Actual	JUN Actual	MAY Actual	APR Actual	MAR Actual	FEB Actual	JAN Actual	DEC Actual	NOV Actual	OCT Actual	2025 YTD Actual	2025 YTD Budget	2025 YTD Actual	2024 YTD Actual	2024 YTD Budget
Assessments																
Regular Assessments	\$2,510.00	\$9,650.00	\$6,220.00	\$0.00	\$0.00	\$0.00	\$340.00	\$0.00	\$0.00	\$680.00	\$0.00	\$19,400.00	\$5,900.00	\$24,540.00	\$22,299.30	\$15,000.00
py Surplus Adj (return to members)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Special Assessments	\$2,510.00	\$9,650.00	\$6,220.00	\$0.00	\$0.00	\$0.00	\$340.00	\$0.00	\$0.00	\$680.00	\$0.00	\$19,400.00	\$5,900.00	\$24,540.00	\$22,299.30	\$15,000.00
Other Income																
Interest Income	\$1.44	\$1.44	\$1.39	\$1.44	\$1.39	\$1.44	\$1.30	\$1.44	\$1.44	\$1.39	\$1.44	\$15.55	\$0.00	\$16.94	\$16.91	\$16.91
Late Fee	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.00	\$10.00	\$10.00
AR Fee Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Legal Expense Reimb	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Postage Expense Reimb	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5.35	\$5.35
Resale Certificate Income	\$-50.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00	\$100.00	\$100.00
Violation Fine	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Other Income	\$-48.56	\$161.44	\$1.39	\$1.44	\$1.39	\$1.44	\$1.30	\$1.44	\$1.44	\$1.39	\$1.44	\$125.55	\$0.00	\$156.94	\$132.26	\$132.26
Total Income	\$2,461.44	\$9,811.44	\$6,221.39	\$1.44	\$1.39	\$1.44	\$341.30	\$1.44	\$1.44	\$681.39	\$1.44	\$19,525.55	\$5,900.00	\$24,696.94	\$22,431.56	\$15,000.00

Expense

Administrative Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Accounting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Bank Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Copies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Document Recording Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Admin-AR Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Legal Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Management Fee	\$0.00	\$0.00	\$22.94	\$126.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$149.66	\$75.00	\$10.79	\$31.38	\$10.79
Office Supplies	\$0.00	\$0.00	\$138.24	\$29.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$167.25	\$125.00	\$94.90	\$124.36	\$94.90
Postage/Delivery	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Printing/Company/Stints	\$0.00	\$0.00	\$140.71	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$173.09	\$850.00	\$0.00	\$898.21	\$0.00
Website Hosting/Software	\$0.00	\$0.00	\$301.89	\$155.73	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$492.00	\$1,305.00	\$0.00	\$344.95	\$0.00
Total Administrative Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,305.00	\$1,305.00	\$0.00	\$1,305.00	\$1,305.00
Property Expenses																
Landscape - Enhancements	\$0.00	\$0.00	\$0.00	\$211.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,991.72	\$8,200.00	\$0.00	\$1,578.05	\$1,578.05
Landscape - Maintenance/Mowing	\$1,077.60	\$1,190.75	\$839.45	\$1,792.05	\$0.00	\$0.00	\$125.00	\$476.30	\$363.15	\$995.89	\$1,315.75	\$8,414.09	\$10,250.00	\$9,317.90	\$9,013.45	\$9,013.45
Park - Enhancements/Maintenance	\$0.00	\$17.29	\$0.00	\$0.00	\$0.00	\$0.00	\$700.00	\$0.00	\$0.00	\$0.00	\$16.97	\$734.26	\$760.00	\$0.00	\$1,400.00	\$1,400.00
Street Cleaning/Repairs	\$1,077.60	\$1,208.04	\$839.45	\$2,003.14	\$0.00	\$238.15	\$825.00	\$476.30	\$363.15	\$4,776.52	\$1,332.72	\$13,140.07	\$19,260.00	\$9,317.90	\$11,991.50	\$11,991.50
Total Property Expenses	\$1,077.60	\$1,208.04	\$839.45	\$2,003.14	\$0.00	\$238.15	\$825.00	\$476.30	\$363.15	\$4,776.52	\$1,332.72	\$13,140.07	\$19,260.00	\$9,317.90	\$11,991.50	\$11,991.50
Tax/Insurance/Interest Expense																
Ins- D&O	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,386.00	\$1,386.00	\$0.00	\$1,347.00	\$1,347.00
Ins- Crime, Incl cyber, banking, etc	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Ins- F&EC or Package	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00
Ins- General Liability	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$356.00	\$356.00	\$0.00	\$406.00	\$406.00
Taxes - Property	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$65.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$65.41	\$0.00	\$0.00	\$0.00	\$0.00
Total Tax/Ins/Int Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$65.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,727.41	\$2,727.41	\$0.00	\$2,003.00	\$2,003.00
Utility Expenses																
Electric (FEC)	\$395.46	\$395.46	\$390.72	\$398.58	\$390.72	\$393.90	\$390.74	\$390.68	\$390.68	\$390.68	\$390.72	\$4,318.34	\$4,690.00	\$4,575.03	\$4,583.26	\$4,583.26
Tel/Cell/Paper	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Water	\$165.81	\$97.40	\$88.66	\$51.87	\$53.61	\$66.51	\$162.27	\$307.32	\$304.79	\$293.39	\$285.16	\$1,876.79	\$2,300.00	\$1,329.90	\$2,241.74	\$2,241.74
Total Utility Expenses	\$561.27	\$492.86	\$479.38	\$450.45	\$444.33	\$460.41	\$553.01	\$698.00	\$695.47	\$684.07	\$675.88	\$6,195.13	\$6,990.00	\$5,904.93	\$7,125.00	\$7,125.00
Transfer Proof																
Trans F- MMA to Cling	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Dep't MMA to Cling	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Trans F- Oper to Res	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Dep't F- Oper to Res	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Transfer Proof	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Expense	\$1,638.87	\$1,700.90	\$1,620.72	\$2,660.32	\$444.33	\$763.97	\$1,378.01	\$1,174.30	\$1,095.62	\$5,494.97	\$4,180.60	\$22,064.51	\$29,172.00	\$17,449.32	\$21,664.45	\$21,664.45
Fund Change (See Balance Sheet)	\$822.57	\$8,110.54	\$4,600.67	\$-2,607.88	\$-442.94	\$-762.53	\$-1,056.71	\$-1,172.86	\$-1,057.18	\$-4,813.58	\$-1,179.16	\$-2,559.06	\$3,827.00	\$7,247.42	\$767.11	\$-91

CY24 Lots + Base Rate = -5340.39



Quail Creek
Homeowners Association

9/16/26