

AGENDA

Quail Creek Homeowners Association

Board of Directors SPECIAL Meeting

Date: **October 14, 2014**
Time: 6:00 p.m. – *Special Board Meeting*
Place: 304 Pheasant Hill Drive

****NOTE: Any homeowner wishing to be added to the agenda for the next regular meeting of the board, (NOT the annual membership meeting) please contact the Board Secretary, Glenna Brown.**

ITEM I. CALL TO ORDER & OPENING BUSINESS

- A. Roll call & establish quorum¹
- B. Approval of meeting *Agenda*
- C. Welcome to members attending
- D. Rules & decorum

ITEM II. HOMEOWNER/GUEST COMMENTS & CONCERNS

Comments must relate to items that are on the agenda. The Board will not address comments &/or concerns *until* the “question” is on the table. *The “OPEN FORUM” [ITEM VI] at the end of the meeting is open to all general comments, questions, and concerns.*

ITEM III. IMMEDIATE ACTION ITEMS

- A. Approval of *Minutes*²
 - 1. July 2013, Regular Meeting of the Board
 - i. June 2013, Regular Meeting of the Board
 - 2. October 07, 2014, Regular Meeting of the Board
 - 3. Reconsider September 24, 2014, Regular Meeting of the Board
 - 4. Reconsider September 09, 2013, Regular Meeting of the Board
- B. Anonymous Communication to the Board
- C. Board Communiqué to Members Regarding the \$7,455.17 Spent in Legal Fees
- D. Review & Consider Postponed Motion to Amended Bylaws
- E. Review Amended Draft of CC&Rs to Comply with State Property Code

ITEM VI. OPEN FORUM: OWNER/GUESTS COMMENTS, CONCERNS &/OR QUESTIONS

ITEM VII. RECESS TO EXECUTIVE SESSION

- A. Discussion of historical threats of litigation
- B. Discussion of owner(s) in violation of governing documents
- C. Other unanticipated business pertaining to agenda items as detailed by the Chair

¹ A majority of the Board shall constitute a quorum [Bylaw 3.06]. The Board shall consist of seven (7) Directors [Bylaw 3.03]. The Officers shall include a President, Vice President, Secretary, Treasurer and three (3) Members at large [Bylaw 4.03]. These Members at Large shall constitute the Architectural Review Committee...[Bylaw 4.04(e)]. Each Director shall have one vote, exercisable in person or by proxy [Bylaw 3.05].

² Directors who were not present at the meeting for which minutes are being approved (or even on the board when the meeting occurred) can vote to approve minutes. The association as an organization has a continuing legal existence, even if specific members come and go over time. Accordingly, the new board can approve the minutes of the old board. Jim Slaughter Attorney-Parliamentarian, author of The Complete Idiot’s Guide to Parliamentary Procedure (<http://www.dummies.com/how-to/content/roberts-rules-for-appealing-a-ruling-by-the-chair.html>)

ITEM IX. RECONVENE IN OPEN SESSION

- A. Oral summary of executive session³ *Members present for the meeting that do not wish to stay and wait for the Board to reconvene from Executive Session may join a free conference call to hear the oral summary via telephone. Five minutes before the reconvening into open session, the Board will notify members via text message so that members may call in to listen to the summary (long-distance charges apply). Members must leave their name and cell phone number that allows text messaging on the sign-in sheet.*
 - a. The summary will be included in the meeting minutes.
- B. No further business will be conducted.

ITEM VII. ADJOURN

³ *Following an executive session, any decision made in the executive session must be summarized orally and placed in the minutes, in general terms, without breaching the privacy of individual owners, violating any privilege, or disclosing information that was to remain confidential at the request of the affected parties. The oral summary must include a general explanation of expenditures approved in executive session. Tex. Prop. Code § 209.0051(c).*