

Minutes of Annual Meeting
Quail Creek Homeowner's Association
October 6, 2009

President Chuck Higdon called the meeting to order and declared that we had a quorum present and by proxy to conduct business.

Minutes from the October 7, 2008 minutes were presented and approved.

The Treasurer's report was presented and was approved with minor adjustment for expenses incurred in late September for HOA mailings.

The 2009-2010 budget was presented. Discussion included a motion to amend the budget to include allocation for lawn care, chemical treatment and mulch at the park. The motion passed, the budget will be amended. Treasurer Ramon Leal called attention to the fact that the Board approved a \$20 increase in HOA dues, from \$220 to \$240. Further discussion centered on sign replacement and adding STOP sign on Pheasant Hill at Partridge Dr. since dues will be increased. This issue will be deferred to the new Board.

Two resolutions were presented as New Business.

The first resolution to limit driving of motorized vehicles by unlicensed drivers drew a great deal of response. Brett Packer spoke in support of the resolution. One member proposed that HOA does not need a resolution but a friendly reminder to homeowners about speed and non-motorized vehicles. One member suggested that the board is opening itself up to litigation After 10 minutes of discussion, Chuck Higdon proposed tabling the resolution for further consideration by the board; this item will be sent back to committee.

The second resolution to amend the By-laws was passed and will now read in Paragraph 5.02 that the Board can set the annual meeting "during the month of October at the time and place to be designated by the Board of Directors."

One resident asked about weed eating the area near her house where the buses pick up kids. President Higdon said this was private property and Board did not have authority to mow the lot. Homeowner agreed to get with property owner and mow the area for safety of children.

The last order of business was to elect new officers. President Higdon called attention to the fact that there was an opening on the Architectural Review Committee and asked for nominees or volunteers from the floor. There being none, President Higdon stated that the new Board will appoint the third ARC member. A vote was taken on the slate of officers, as presented. The following were elected:

Brett Packer, President

Beverly Stibbens, Vice President

Jann Stilley, Treasurer

Glenna Brown, Secretary

Dave Butler, Architectural Review Committee

Barry Luff, Architectural Review Committee

The meeting was adjourned at 8:30pm.

Respectfully submitted,

Glenna Brown, Secretary