

Quail Creek Home Owners Association Annual Meeting, November 4, 2012 .

The annual meeting was held at the home of David Hoyer, HOA President. The meeting was called to order by David at 5:15 pm

A quorum was declared

Minutes from the 2011 annual meeting were read and approved by David and second by Herb Harker

Budget: the current budget was read by Natalie Peters, treasurer
Mike McDaniel requested clarification on line item landscape, other
Natalie explained that this was for refurbishment of flower beds at the entrance this past spring.

Natalie presented the 2012-2013 budget. It was pointed out to HOA members that if the management company is not approved that the \$4,500 annual fee for the management company will be added back into the capital reserve. Natalie made a motion to approve 2012-2013 budget; second by Mike McDaniel.

Several members of HOA requested more information regarding the need for a management company. David reminded members of email sent to all HOA members outlining the management company need and services. David told all HOA members that the final decisions regarding HOA needs would remain with the officers of the board.

Inconsistencies with the bylaws (boats, trailers, mobile homes in driveway) were raised by several of the HOA members. David pointed out that the management company would assist in notifying home owners in violation to improved consistency of enforcement of bylaws and to improve neighbor relations.

Slate of Officers were presented:

Dallas Nichols was nominated to the ballot as President by Phyllis Nichols

John Byrnes requested to be added to the ballot as Vice President

Charles Cook requested to be added to the ballot as Secretary

Votes were tallied

Implementation of HOA management company was declined

2012-2013 Officers

David Hoyer -President

John Byrnes =Vice President

Natalie Peters- Treasurer

Charles Cook- Secretary

David made a motion for adjournment at 6:34pm