Special Called Meeting of Quail Creek HOA Board of Directors

September 11, 2014

304 Pheasant Hill, Rockwall, TX

Purpose of Special Board Meeting: To consider and appoint officers for the vacant board positions. Homeowners were notified of the special meeting on September 8, 2014 at 1:50PM in accordance with the Texas Property Code [TPC] Section 209.0051(e) and QCHOA Bylaw 3.05, with notification distributed via email on file and on NextDoor and sign was also posted at the only entrance to the subdivision.

Meeting was called to order by Shana Nalls, Acting President, at 6:06 p.m. A quorum of the board was established, with the following officers in attendance: David Fuller, David Hoye, Amy Mauldin (via teleconference) and Shana Nalls. Homeowners present were Tish Bruckner, Lee Chafin, Kevin Court, Ken Daulong, Matt & Kathy Good, Jack Gwyn, Herb Harker, Steve Jordan, Ed Saul, Stan & Rhonda Smith, Gary Smitherman, Robert Steinhagen, & Bev Stibbens.

With the board's consent, Mrs. Nalls struck Sections 4 (Architectural Review) and 5 (Unfinished Business) from the special meeting agenda.

Mrs. Nalls presented a report that she was in receipt of board resignations from Jon Byrnes, President; Kenny Griffin, Vice President, and Charles Cook, Secretary. (Resignation letters on file.) As acting president, Mrs. Nalls announced that she called the Special Meeting to fill these vacancies which will serve-out the remainder of the unexpired terms until the regular elections at the October, 2014 Annual Homeowner Meeting.

For agenda item to "read and approve previous minutes," it was stated that the minutes from the August board meeting were not available at this time. Previous Secretary, Charles Cook, provided hand-written notes, which will be provided to the appointed secretary to type and present at the next board meeting.

There will be no full Treasurer's report; however, the Treasurer's binder was made available for review by anyone present.

Ms. Nalls announced that during the time of August 26 through September 8, she had not received any letters or phone calls about the open positions, after seeking feedback via email to all members and on NextDoor. Therefore, during the interim period prior to the annual meeting in October, the following HOA members were approached by the board and agreed to serve- out the remainder of the terms in the following positions:

- Robert Steinhagen – President
- Brad Peters – Vice President
- Glenna Brown – Secretary

According to TPC, Sect. 209.00593(a), vacancies can be filled by affirmative vote of the Board and Bylaw 3.02 establishes that the remaining directors may fill, by an affirmative vote, any vacancy on the board.

Mr. Jack Gwyn was nominated by Mr. Steve Jordan for Vice President. Mr. Gwyn acknowledged that he would be willing to serve. The Board accepted the nomination and went into Executive Session to deliberate. At 6:28 p.m., the Board returned from Executive Session and announced that the slate of individuals as initially presented would be submitted for approval. Mrs. Nalls further stated that the Board appreciates Mr. Gwyn's willingness to serve because Phase 1 representation would be beneficial to board business. Mrs. Nalls encouraged him to consider placing his name on the ballot for officer elections at the annual meeting of the membership in October.

Mrs. Nalls moved to fill the vacancies, as initially presented. Mrs. Mauldin seconded the motion. All board members voted affirmatively. MOTION PASSED.

The official meeting closed at 6:40 p.m.

Respectfully submitted,

Glenna Brown

Glenna Brown, Interim Secretary