



Board of Directors Meeting

AGENDA

Date: **June 02, 2015**

Time: 7:00 p.m. – *Regular 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 or email hoa@quailcreekrockwall.org.**

ITEM I. CALL TO ORDER & OPENING BUSINESS

- A. Roll call & establish quorum.
- B. Approval of meeting *Agenda*.
- C. Welcome to homeowners in attendance.
- D. Rules & decorum governed by newly recorded Bylaws.

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 VII] at the end of the meeting is open to all general comments, questions, and concerns.*

ITEM III. IMMEDIATE ACTION ITEMS

- A. Approval of *Minutes*
 - 1. May 5, 2015, *Regular Meeting of the Board*
- B. Treasurer’s Report & Finance
 - 1. Review May Financial Statements
 - 2. Annual Assessment update
 - i. Review cover letter- Glenna Brown
 - 3. Approve reimbursable expenses
- C. Amended Dedicatory Instruments
 - 1. Recording documents update
 - 2. Summary of corrections included in the recorded document
 - 3. Establish a date for assembly & distribution

ITEM IV. COMMITTEE BUSINESS

- A. Architectural Review Committee
 - 1. Street Repairs- Review cost proposals & next steps
 - 2. Drainage issues updates;
 - i. along Partridge between Pheasant Hill & Mockingbird Hill
 - ii. at entrance along Quail Creek
 - 3. New *Applications* & work in progress

ITEM V. OTHER BUSINESS

- A. Website: Forms
 - a. ARC forms
- B. HOA Address & Mailbox Proposal- Mr. Fuller
 - a. Cost
 - b. Timeline
- C. Prospective new Board members

D. New Homeowner Welcome Letter- Glenna Brown

ITEM VI. OPEN FORUM: *Member Comments & Questions*

ITEM VII. RECESS TO EXECUTIVE SESSION

- A. CC&R Violations and Non-Compliance
 - 1. Homes in violation
 - i. Letters
 - ii. Violations to discuss & review
 - Dogs getting out of fenced back yard- 5 complaints
 - Back-yard excavation project
 - Trailers
 - iii. Other violation matters
- B. Other unanticipated business pertaining to open agenda items, by authority of the Chair

ITEM VIII. RECONVENE IN OPEN SESSION¹

- A. Oral summary of executive session
- B. Action on Executive Session Agenda Items

ITEM IX. ADJOURN

The next regular meeting of the Board is scheduled for July 7, 2015

¹ *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.*