



## ***Board of Directors Meeting***

# **AGENDA**

Date: **September 01, 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](mailto: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. August 04, 2015, *Regular Meeting of the Board*
- B. Treasurer’s Report & Finance
  - 1. Review August Financial Statements
  - 2. Annual Assessment update
  - 3. Approve reimbursable expenses
  - 4. Liability Insurance Bill- Exceeds Budget & Needs Approval
- C. Dedicatory Instruments Packet Distribution

### **ITEM IV. COMMITTEE BUSINESS**

- A. Architectural Review Committee
  - 1. Street repairs update
  - 2. Other Updates
  - 3. New *Applications* & work in progress

### **ITEM V. OTHER BUSINESS**

- A. Annual Meeting Preparation
  - a. Notice/Letter to Homeowners
- B. HOA Address & Mailbox Update
  - a. Timeline
- C. No Soliciting Sign in Front of Development
- D. Utility Companies Driving on Homeowner’s Property

### **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
    - iii. Other violation matters
- B. Other unanticipated business pertaining to open agenda items, by authority of the Chair

**ITEM VIII. RECONVENE IN OPEN SESSION<sup>1</sup>**

- 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 October 13, 2015*

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<sup>1</sup> *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.*