



Board of Directors Meeting

AGENDA

Date: **December 1, 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, Brad Peters 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. November 3, 2015, *Regular Meeting of the Board*
- B. Treasurer’s Report & Finance
 - 1. Review November Financial Statements
 - 2. Approve reimbursable expenses
- C. Dedicatory Instruments Packet Distribution - Update from distributors

ITEM IV. COMMITTEE BUSINESS

- A. Architectural Review Committee
 - 1. Street repairs update
 - 2. Drainage ditch repair – 280 Pheasant Hill
 - 3. Other Updates
 - 4. New *Applications* & work in progress

ITEM V. OTHER BUSINESS

- A. Chili Cook-off: November 21st - POSTPONED
- B. HOA Address & Mailbox Update- Next Steps
- C. No Soliciting Sign in Front of Development- Next Steps
- D. Change signatory authority at bank
- E. Update Management Certificate & file with County Clerk
- F. Set place for January board meeting

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

- 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 January 5, 2016, unless the board changes or re-establishes a new day/date.