

**Board Meeting Minutes
Quail Creek Homeowner Association
October 12, 2016**

Location: 304 Pheasant Hill Drive

In attendance:

Shana Nalls, President
Casey Berley, Secretary

Ken Daulong, ARC Chair
David Fuller, ARC
David Hoye, ARC

Voting:

Shana Nalls, President
Brad Peters, Vice President via Proxy to David Fuller
Casey Berley, Secretary

Ken Daulong, ARC Chair
David Fuller, ARC
David Hoye, ARC

I. Call to Order and Opening Business

Meeting was called to order at 7:09 p.m. by Mr. Berley. Following roll call, a quorum was declared. Mr. Berley asked for acceptance of the agenda and Rules of Decorum; acceptance by unanimous consent. Ms. Nalls entered meeting at approximately 7:25 p.m.

II. Homeowner/Guest Comments and Concerns

No homeowners were present.

III. Immediate Action Items

A. Approval of Minutes

1. Minutes of September 7, 2016, were not submitted in Mr. Peters absence and consequently not approved.

B. Treasurer's Report

1. Upon review of September Financial Statement, Mr. Hoye initiated discussion regarding August invoicing from JG Lawn Care. Mr. Hoye made motion to review/discuss landscaping charges including review of August /2016 JG invoice relative to the annual landscaping budget at November board meeting; second by Mr. Fuller.
2. No receipts submitted for reimbursable expenses
3. 64 out of 69 annual dues have been paid; 5 outstanding
4. 2016 Special Assessment Project: YTD total collected \$32,175.00. Remaining due total \$24,750.00
 - a) Mr. Hoye made motion to send an invoice to homeowners who owe towards the 2016 Special Assessment Project. Second by Mr. Fuller. Motion passed by unanimous consent. Invoice will be sent on 12/1/16 with due date of 1/1/16.
5. Approved August Financial Statement by unanimous consent

C. Rockwall Notices of Appraised Value 2016

1. Recap from Annual Meeting update given by Mr. Berley and Mr. Steinhagen

D. Summary of Annual Meeting of the Members

1. Summary of key points was given by board members who attended the meeting and discussion ensued.

IV. Committee Business

A. Architectural Review Committee:

1. It was noted that the street crack routing/sealing continues to perform well
Next steps for street repair continue to be discussed as the street conditions are being monitored
2. Other Updates – None
3. Mr. Brady Williams submitted additional plans to the ARC for review regarding improvements in his backyard as requested by the ARC. Those plans have been approved by the ARC.

V. Other Business

- A. Next board meeting scheduled for November 2, 2016. Location 304 Pheasant Hill Drive

VI. Open Forum

- A. No questions; no discussion.

VII. Recess to Executive Session

- A. Discussion regarding 1 violation on Partridge Drive for boat/trailer storage, 3 homes on Quail Creek Road for lack of mowing/edging, and 1 home on Pheasant Hill Drive for lack of mowing/edging.
- B. Concern expressed and discussion ensued regarding an “abandoned” golf cart located at a residence on Partridge Drive.

VIII. Reconvene in Open Session

- A. Unanimous consent among board members to notify all in violation by letter from the board.
- B. Board members agreed that review of CCRs pertaining to the golf cart issue was necessary and plans for further discussion at next month’s meeting were agreed to.

IX. Adjourn

- A. Meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Casey Berley
Quail Creek HOA Secretary