

**Board Meeting Minutes
Quail Creek Homeowners Association
January 10, 2017**

Location: 304 Pheasant Hill Drive

In attendance:

Shana Nalls, President
Casey Berley, Secretary
David Hoyer, ARC

Brad Peters, Vice President
Ken Daulong, ARC Chair
David Fuller, ARC

I. Call to Order and Opening Business

Meeting was called to order at 7:11 p.m. by Ms. Nalls. Following roll call, a quorum was declared. Ms. Nalls asked for acceptance of the agenda and Rules of Decorum; acceptance by unanimous consent

II. Homeowner/Guest Comments and Concerns

Mr. Kevin Court attended the meeting. Mr. Court informed board members in attendance of the recent burglary of his home and other recent home burglaries within Rockwall County. He requested that the board notify Quail Creek homeowners of the burglaries.

III. Immediate Action Items

A. Approval of Minutes

1. Minutes of December 6, 2016, were submitted by Mr. Berley. Motion to approve by Mr. Hoyer; second by Mr. Fuller. Motion approved by unanimous consent.

B. Treasurer's Report

1. Reviewed December Financial Statement. Motion to approve by Ms. Nalls; second by Mr. Peters. Motion to approve by unanimous consent.
2. Motion to reimburse Rhonda Smith for postage in the amount of \$37.60 made by Ms. Nalls; second by Mr. Peters. Motion to approve by unanimous consent.
3. All annual dues have been collected
4. 2016 Special Assessment Project: No update provided. Rhonda Smith to email reminder for second installment in December due in January.

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. Plans for a new swimming pool located at 252 Quail Creek Rd. (Daulong) have been submitted to the

ARC.

Approval is pending.

3. No new applications have been filed.

B. Landscape Committee

1. Mr. Peters reports that landscaping lights have been repaired and are all functioning. Two screws need

to

to be replaced.

V. Other Business

- A. Additional safety check measures regarding Clint Packer Memorial Park pending email follow up from Jordan Robertson post – inspection. Ms. Nalls to follow up with Mr. Robertson again.
- B. Next board meeting set for February 7, 2017 at the Steinhagen home – 304 Pheasant Hill Dr.

VI. Open Forum

- A. No questions; no discussion.

VII. Recess to Executive Session

- A. Discussion regarding pending construction and storage of construction materials at home on Pheasant Hill Drive.

VIII. Reconvene in Open Session

- A. Unanimous consent among board members to send a courtesy letter to homeowner on Pheasant Hill Drive. Mr. Daulong to complete and send the letter.

IX. Adjourn

- A. Motion to adjourn meeting by Mr. Hoyer; second by Mr. Fuller. Motion approved by unanimous consent. Meeting was adjourned at 8.20 p.m.

Respectfully submitted,

Casey Berley
Quail Creek HOA Secretary