

Board Meeting Minutes
Quail Creek Homeowners Association
February 7, 2017

Location: 304 Pheasant Hill Drive

In attendance:

Shana Nalls, President
Casey Berley, Secretary
Rhonda Smith, Treasurer

Brad Peters, Vice President
David Hoye, ARC
David Fuller, ARC

I. Call to Order and Opening Business

Meeting was called to order at 7:03 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

No homeowners were present other than board members.

III. Immediate Action Items

A. Approval of Minutes

1. Minutes of January 10, 2016, were submitted by Mr. Berley. Motion to approve by Mr. Hoye; second by Mr. Fuller. Motion approved by unanimous consent.

B. Treasurer's Report

1. Reviewed January Financial Statement. Motion to approve by Mr. Berley; second by Mr. Peters. Motion to approve by unanimous consent.
2. No expense reimbursement requests were made.
3. No HOA expenses to review/approve
4. 2016 Special Assessment Project: 18 homes have not paid 2017 Special Assessment payment. Rhonda Smith to email reminder to those homeowners with outstanding payments.

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. Ed Bell construction has removed the concrete approach into the Quail Creek entrance inside of the state's Right of Way. Neighbors suggest that Bell has stated that the approach will be replaced after FM 1139 construction/resurfacing is completed.
3. No new applications have been filed.

B. Landscape Committee

1. Rhonda Smith will send JG Landscape invoices to Brad Peters for review/accuracy assessment.

V. Other Business

- A. Suggested rebar remediation has been completed at Clint Packer Memorial Park. Jordan Robertson has been

- unresponsive lately. Ms. Nalls to submit formal summary regarding safety check follow up.
- B. Next board meeting set for March 7, 2017 at the Steinhagen home – 304 Pheasant Hill Dr.

VI. Open Forum

- A. Concern has been expressed by homeowners regarding deep tire traffic/ruts found on 3 lots in Quail Creek.
- B. Concern has been expressed by homeowners regarding near collisions at the corner of Partridge Drive and Pheasant Hill Drive.

VII. Recess to Executive Session

- A. Discussion regarding pending construction and storage of construction materials at home on Pheasant Hill Drive.
- B. Discussion regarding unpaid fines for trailer storage concerning a home on Partridge Drive.
- C. Discussion regarding notification to homeowners regarding tire traffic on lots and near collisions at street corners.

VIII. Reconvene in Open Session

- A. Unanimous consent among board members to send letter to homeowner on Pheasant Hill Drive regarding storage of construction materials with 30 days to cure.
- B. The Board gave permission for Ms. Nalls to consult with attorney R. Archibald regarding unpaid fines associated with trailer storage violations on Partridge Drive.
- C. Ms. Nalls to draft an email to all homeowners regarding tire traffic/ruts on lots and safety concerns at street corners with stop signs. Mr. Berley to take photographs to support the email.

IX. Adjourn

- A. Motion to adjourn meeting by Mr. Hoye; second by Ms. Nalls. Motion approved by unanimous consent. Meeting was adjourned at 8.45 p.m.

Respectfully submitted,

Casey Berley
Quail Creek HOA Secretary