

Board Meeting Minutes
Quail Creek Homeowners Association
June 6, 2017

Location: 304 Pheasant Hill Drive

In attendance:

Shana Nalls, President
Ken Daulong, ARC

David Fuller, ARC
David Hoye, ARC

Voting:

Shana Nalls, President
Casey Berley, Vice President via proxy to David Fuller
Ken Daulong, ARC
David Fuller, ARC
David Hoye, ARC

I. Call to Order and Opening Business

Meeting was called to order at 7:04 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

Mrs. Michelle Steinhagen were present.

III. Immediate Action Items

A. Approval of Minutes

1. Minutes of May 2, 2017, were submitted by Mr. Berley in advance of the meeting. Motion to approve by Mr. Hoye; second by Mr. Daulong. Motion approved by unanimous consent.

B. Treasurer's Report

1. Reviewed April Financial Statement. Motion to approve by Mr. Hoye; second by Mr. Daulong. Motion approved by unanimous consent.
2. No expense reimbursement requests were made.
3. 2016 Special Assessment Project: 4 (four) homes have not paid 2017 Special Assessment payment. Secretary to send lien notice to 4 remaining residences that have are not current paid up YTD for 2017 special assessment. Need to include the payment policy as part of notification letter.

IV. Committee Business

A. Architectural Review Committee

1. Street update – David Fuller to follow up with Midway Concrete to confirm original pricing for next phase of work and report back at next scheduled HOA meeting on new pricing or if old pricing is still valid from original work request.
2. Other updates – none
3. New applications - none

- B. Landscape Committee
 - 1. No update provided.

V. Other Business

- A. Next board meeting set for July 11, 2017, at the Steinhagen home – 304 Pheasant Hill Dr.

VI. Open Forum

- A. Mrs. Steinhagen expressed concern/complaint regarding Armstrong dogs running loose at end of Pheasant Hill culdesac. She also spoke to repeated offenders that are speeding on Pheasant Hill. And finally, Michelle expressed concern about a white vehicle with teenage mail driver that is regularly cruising the neighborhood streets or parking in front of residence homes for extended periods of time.

VIII. Recess to Executive Session

- A. Discussion regarding a violation and fine letter for storage of construction materials – Pheasant Hill Drive.
- B. Discussion regarding loose dogs letter at home located on Pheasant Hill Drive.

VIII. Reconvene in Open Session

- A. Board members agreed to assess and send second fine letter in the amount of \$350 to homeowner on Pheasant Hill Drive regarding storage of construction materials if materials are still present on 06/15/17. *Note: Since the June 6th meeting, construction has begun on the pool cabana at the residence. 2nd fine letter is not needed at this time based on build progressing.*
- B. Board members agreed to send violation letter immediately to home on Pheasant Hill Drive concerning loose dogs.

IX. Adjourn

- A. Motion to adjourn meeting by Mr. Hoyer; second by Mr. Fuller. Motion approved by unanimous consent. Meeting was adjourned at 9:30 p.m.

Respectfully Submitted,

David Hoyer - ARC