

Quail Creek Homeowners Association
Board Meeting Minutes
February 11, 2019
7:00 PM
304 Pheasant Hill Drive

The Regular Board of Directors Meeting of the Quail Creek Homeowners Association was held on Monday, February 11, 2019 at 7:03 PM at 304 Pheasant Hill Drive with J. Martin (President) being in the chair and D. Smothermon (Secretary) being present. A quorum was established with attending Directors, N. Peters (Treasurer), D. Hoyer (ARC Member) and M. Good (ARC Member) present. The draft meeting Agenda was distributed prior to the meeting and amended to allow information regarding Right of Way and lot dimensions as related to drainage issues in Quail Creek be presented to the Board earlier in the Agenda order. The draft minutes from the previous Regular Board Meeting on January 14, 2019 were distributed prior to the meeting and approved.

The Treasurer reported the January financial statements from Goodwin Harrison and noted that the landscape work at the entrance to the subdivision was completed and invoice paid as approved at the January 14, 2019 meeting. The treasurer requested one homeowner account be reviewed by Goodwin Harrison for clarification.

The ARC committee reported on requests from two homeowners for additions to existing lots. Both were approved by the committee and communicated to homeowners. An update was provided by the Park Improvement Committee. With the redistribution of survey, the committee received 10 additional surveys. All survey data will be analyzed and reported to the Board at a future meeting.

The question put by the chair “that the March Regular Board of Directors Meeting be held on March 11, 2019 at 7:00 PM at 304 Pheasant Hill Dr” was adopted. On February 15, 2019, the Board approved a date change due to spring break vacation and moved the meeting to March 18, 2019 at 7:00 PM.

The Board convened to Executive Session to hear homeowner concerns regarding violations. The Board reviewed current CCR documents and state law for clarification regarding potential violations and considered ongoing violations for five member accounts.

The meeting adjourned at 9:26 PM.