

**Quail Creek Homeowners Association**  
**Board Meeting Minutes**  
**March 18, 2019**  
7:00 PM  
304 Pheasant Hill Drive

The Regular Board of Directors Meeting of the Quail Creek Homeowners Association was held on Monday, March 18, 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 B. Packer (Vice President), N. Peters (Treasure), and M. Good (ARC Member) present. The draft meeting Agenda was distributed prior to the meeting and approved as distributed. The Board addressed initial comments and questions from Members related to the meeting Agenda. The draft minutes from the previous Regular Board Meeting on February 11, 2019 were distributed prior to the meeting and approved.

The Treasurer reported on the February financial statements from Goodwin Harrison and noted that a \$195.00 collection fee was not posted to the homeowner's account as of early March. The treasurer will follow up with Goodwin Harrison for tracking purposes. The Treasurer also noted a financial post for legal fees of \$520.26 and a \$615.00 year to date fee for postage and copying of materials. The Board requested that the Treasurer seek clarification from K. Zavatti at Goodwin Harrison regarding these noted expenses. The Treasurer will report on these issues at the next Board meeting on April 8, 2019. The Board approved expenditures of \$143.28 to reimburse B. Steinhagen for the renewal of 6 email accounts with GoDaddy.com.

The ARC committee had no new business to report. An update was provided by the Park Improvement Committee regarding the second request for survey responses. The committee, chaired by B. Packer, received 39 responses and will compile information to share at the April 8, 2019 Board meeting. It was noted that several neighbors had recently used the park and shared with Board members regarding the need for improvements.

The Board discussed concerns shared by homeowners regarding trash along the streets and in ditches. Two neighborhood children and a few adults worked to pick up trash and extra newspapers along the roadside. The Board agreed to contact the Rockwall Herald Banner regarding "throwing" of the free newspaper and to the City of McLendon Chisholm regarding trash day pickup to request attention to trash concerns. A letter will go out to homeowners requesting keeping the neighborhood clean. A suggestion was made to have a neighborhood cleanup day in the future.

The question put by the chair "that the April Regular Board of Directors Meeting be held on April 8, 2019 at 7:00 PM at 304 Pheasant Hill Dr" was adopted.

The Board listened to concerns from one homeowner regarding violations and reviewed current CCR documents and state law for clarification regarding potential violations. The Board considered ongoing violations for three member accounts.

The meeting adjourned at 9:13 PM.