

Quail Creek Homeowners Association
Board Meeting Minutes
August 12, 2019
7:00 PM
304 Pheasant Hill Drive

The Regular Board of Directors Meeting of the Quail Creek Homeowners Association was held on Monday, August 12, 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), K. Fuller (ARC Chair), D. Hoye (ARC Member) and M. Good (ARC Member) present. The draft meeting Agenda was distributed prior to the meeting and approved as distributed. The draft minutes from the previous Regular Board Meeting on July 8, 2019 were distributed prior to the meeting and approved as presented.

N. Peters, Board Treasurer, presented information related to the monthly financial statements received from Goodwin Harrison. Discussion followed regarding collection of annual assessments from homeowners. The Treasurer reported that all but nine homeowners had paid annual assessments and that the remaining payments would hopefully be paid soon. Past due notices, dated July 10th, had been received by homeowners. After discussion, the Board agreed to request clarification from Goodwin Harrison on past due assessment notice timelines.

Board Members discussed condition of the landscaping at the entrance to the Quail Creek subdivision. Concerns were shared regarding the need to remove diseased rose bushes and other unsightly plants, replant vegetation and add mulch to the existing landscaping beds. The Board approved expenditures not to exceed \$1,000 to clean up and address landscaping needs. The work will be completed in early fall.

The ARC Chair reported that there were no open or pending applications this month.

B. Packer, Park Improvement Committee Chair, provided a status update on park improvements. He shared that the playground mulch and plastic borders reclaimed from First Baptist Church Rockwall's playground renovation were currently being stored until a plan for use at the Clint Packer Park could be presented to the Board. Members of the Park Improvement Committee and D. Hoye, ARC Member, agreed to survey the park perimeter and devise a plan for using reclaimed materials for consideration at a future meeting. B. Packer reminded Board members of the main concerns expressed in the previous survey sent to all homeowners. As shared, safety was of utmost concern. A need to replace existing railroad ties and add mulch was also noted as concerns from the survey.

The question put by the chair "that the September Regular Board of Directors Meeting be held on September 9, 2019 at 7:00 PM at 304 Pheasant Hill Dr" was adopted.

In Executive Session, the Board reviewed and discussed homeowner violations and approved courtesy notices be sent regarding nine violations on Partridge Street, Pheasant Hill, and Quail Creek. Also approved were nine letters noting fines for violations of CCRs to be sent to homeowners on Partridge Street, Pheasant Hill, and Quail Creek.

The meeting adjourned at 9:05 PM.