

Quail Creek

Homeowners Association



Board of Directors Meeting

AGENDA

Date: March 16, 2020

Time: 7:00 PM – Regular Board Meeting

Place: Steinhagen's 304 Pheasant Hill

****NOTE: Any homeowner wishing to be added to the agenda for the next regular meeting of the board, (NOT the annual membership meeting) please contact the Board Secretary, Debbie Smothermon or email hoa@quailcreekrockwall.org.**

Item 1: Call to Order and Opening Business

- A. Roll Call and Establish Quorum
- B. Approval of Agenda
- C. Welcome to Homeowners in Attendance
- D. Rules of Decorum [Agenda items may be taken out of order at Chair's discretion]

Item 2: Homeowner/Guest Comments and Questions for Items on the Agenda

Item 3: Immediate Action Items

- A. Approval of Minutes – February 10, 2020
- B. Treasurer's Report and Finance
 - 1. Review of Financial Statements
 - 2. Review/ Approve Submitted HOA Expenses
 - 3. Review / Approve reimbursement expenses

Item 4: Board Actions

- A. Introduction of Goodwin & Company's [G&C] new "Community Manager," Louis Ellis, that is assigned to manage the QCHOA account.
- B. Review and discussion with Mr. Ellis regarding G&C's engineering report regarding streets & culverts.
- C. Consideration & action to renew or end G&C's annual contract including a review of the following:
 - a. The benefits and drawbacks of HOA management company services
 - b. G&C's performance
 - i. Cost analysis
 - ii. HOA Member feedback
 - c. Other management companies
- D. Request from Reviews.com to include <https://www.reviews.com/tv-streaming-service/att-tv-review/> link to Quail Creek HOA website under Phone/Cable/Internet.

Item 5: Committee Business

- A. Architectural Review Committee report
- B. Park restoration update
- C. Street repair update & timeline

Item 6: Other Business

- A. Update on Quail Creek HOA website scheduled upgrade & transfer to new host.
- B. Agenda items to include on next Regular meeting agenda.

C. *Affirm next Regular Board Meeting on April 13, 2020.*

Item 7: Member Forum for Comments and Question

Item 8: Recess to Executive Session

- A. *CC&R Violations and non-compliance*
 - i. *Recent Violations*
 - a. *Review of Goodwin Harrison violation report*
 - b. *Other matters relating to violations*
 - ii. *Decisions for Outstanding Violations and Assessments*
- E. *Review and recommended action regarding filing a lawsuit against a homeowner who refuses to comply with CC&R restriction(s).*
- D. *Other Unanticipated Business Pertaining to Open Agenda Items*

Item 9: Reconvene in Open Session

- A. *Oral Summary of Executive Session*
- B. *Actions for Executive Session Agenda Items*

Item 10: Adjourn

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