

**Quail Creek Homeowners Association
Board Meeting Minutes
April 13, 2020
7:00 PM
Teleconference Meeting**

The Regular Board of Directors Meeting of the Quail Creek Homeowners Association was held on Monday, April 13, 2020 at 7:03 PM via teleconference due to the “shelter at home” order. The following members were in attendance: B. Steinhagen (President), B. Stibbens (Vice President), Peters (Treasurer), D. Smothermon (Secretary), K. Fuller (ARC Chair). The draft minutes from the Regular Board Meeting on March 16, 2020 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 and Company. N. Peters shared concerns and steps taken to clarify bills received from RCH Water. Bills showed late charges for two months. After contacting RCH for clarification, the Treasurer agreed to contact Goodwin and Company to research and respond to the HOA Board of Directors. Previously approved expenditure for mulch for at the entrance to the subdivision totaled \$210.50. JG Landscape agreed to spread the mulch at no cost to the HOA.

In other business, the Board discussed performance of the current management company and agreed to continue without changes at this time. Several concerns were expressed regarding septic systems issues at various homes in Quail Creek. The Board agreed that these issues should be reported to the City of McLendon Chisholm rather than the HOA addressing issues with homeowners. A review of the current CC&R was shared to clarify timeline requirements for parking cars along the street.

The Board discussed creating a neighborhood newsletter for homeowners. The following ideas were shared for inclusion: septic system maintenance, drainage in ditches, landscaping/weed control, parking along the street, safety/speed of vehicles, trash on roadside, and boats/trailers. President, B. Steinhagen, agreed to create a newsletter for communication with homeowners.

B. Packer provided a status update for park improvements. The work is on hold due to the restrictions non-essential businesses due to the COVID-19 situation. More information will be presented at the May meeting.

ARC Chair, K. Fuller, reported that no new requests had been received.

The question put by the chair “that the May Regular Board of Directors Meeting be held on May 11, 2020 at 7:00 PM at 304 Pheasant Hill Dr” or via teleconference was approved.

In Executive Session, the Board reviewed and discussed status of homeowner accounts and violations. The Board approved six courtesy notices be sent to homeowners regarding violations on Partridge Street, Pheasant Hill, and Quail Creek.

The meeting adjourned at 9:19 PM.