

Quail Creek Homeowners Association
Board Meeting Minutes
June 8, 2020
7:00 PM
304 Pheasant Hill Drive

The Regular Board of Directors Meeting of the Quail Creek Homeowners Association was held on Monday, June 8, 2020 at 7:02 PM at 304 Pheasant Hill Drive. A quorum was established with the following members in attendance: B. Steinhagen (President), B. Stibbens (Vice President), N. Peters (Treasurer), D. Smothermon (Secretary), K. Fuller (ARC Chair), P. Swearingen (ARC Member) and Louis Ellis, representing Goodwin and Company. The draft minutes from the Regular Board Meeting on May 11, 2020 and the Special Meeting on Wednesday, June 3, 2020 via Teleconference were distributed prior to the meeting and approved as presented.

Guest, Louis Ellis of Goodwin and Company, introduced himself to the Board as the new manager for the Quail Creek HOA. He shared his background and varied experiences working with real estate and HOA management companies. The Board expressed appreciation for supporting our HOA and getting off to a great start.

N. Peters, Board Treasurer, presented information related to the monthly financial statements received from Goodwin and Company. N. Peters noted two charges of \$10.88 and \$37.54 to Consolation Energy Company, which were not Quail Creek charges, and asked L. Ellis to research and verify charges belonging to another HOA. Discussion of the Annual Letter to homeowners for yearly dues would be sent by Goodwin and Company with due date of July 31, 2020. The amount due was \$423.50 which reflects a 10% increase as approved by homeowners at the Annual Meeting in October of 2019.

ARC Chair, K. Fuller, reported that the ARC Committee had received and approved one application for a privacy fence. The committee also has one application pending approval. ARC Member, P. Swearingen, agreed to seek bids for street repairs in approximately 5 areas of the neighborhood. Once bids are received, the Board will review and determine if further actions are required at this time.

Brett Packer, Chair of the Parks Improvement Committee, reported via email, that the new mulch and borders were being delivered this week. Installation will follow immediately and the reclaimed mulch will be added to complete the park project.

The Board discussed the need to provide more detail in the meeting minutes of actions taken in Executive Session regarding homeowner accounts. Beginning immediately, actions taken with homeowners will be recorded by account numbers only.

The question put by the chair “that the May Regular Board of Directors Meeting be held on July 20, 2020 at 7:00 PM at 304 Pheasant Hill Dr” was approved.

In Executive Session, the Board reviewed and discussed status of the following homeowner accounts: 221950, 221,985, and 221986. The Board approved for Goodwin and Company to

move forward with letters to homeowners to resolve outstanding accounts balances. Communication from homeowner account number 221938 was discussed. The Board approved for Goodwin and Company to respond to the homeowner with a plan of action. The HOA Board discussed potential resolution and next step legal actions for homeowner account number 226054. Also approved were one courtesy notice to be send by the HOA and one to be send by Goodwin and Company.

The meeting adjourned at 9:09 PM.