

Quail Creek

Homeowners Association



Board of Directors Meeting

AGENDA

Date: September 14, 2020

Time: 7:00 PM – Regular Board Meeting

Place: 304 Pheasant Hill Drive

****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 – August 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: Committee Business

- A. *Architectural Review Committee report*
 - a. *Applications review*
- B. *Street repair update & timeline*

Item 5: Other Business

- A. *Plans for October 5 Annual Meeting*
- B. *Agenda items to include on next Regular meeting agenda.*
- C. *Affirm next Regular Board Meeting on September 14, 2020.*

Item 6: Member Forum for Comments and Question

Item 7: 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*
 - iii. *Update & discussion regarding lawsuit against non-compliant homeowner.*
- D. *Other Unanticipated Business Pertaining to Open Agenda Items*

Item 8: Reconvene in Open Session

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

Item 9: Adjourn