

# Quail Creek

## Homeowners Association



Board of Directors Meeting

### AGENDA

Date: October 12, 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](mailto: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 – September 8, 2020
- B. Treasurer's Report and Finance
  1. Review of Financial Statements
  2. Review/ Approve Submitted HOA Expenses
  3. Review / Approve reimbursement expenses
- C. Transition of Officers-
  1. Treasurer- Shana Nalls
  2. ARC Chair- Perry Swearington
  3. ARC- Ken Daulong & Herb Harker
  4. Email handover (please provide a password for the account)

#### Item 4: Committee Business

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

#### Item 5: Other Business

- A. Billing on \$400 Assessment (process & procedures)
- B. Agenda items to include on next Regular meeting agenda.
- C. Affirm next Regular Board Meeting on November 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.
- B. Member hearing (This item can be taken out of order to accommodate the homeowner)*
- C. 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**