

**Quail Creek Homeowners Association**  
**Annual Board Meeting Minutes**  
**October 5, 2020**  
7:00 PM  
275 Pheasant Hill Drive

The Annual Board of Directors Meeting of the Quail Creek Homeowners Association was held on Monday, October 5, 2020 at 7:00 PM at the home of Perry Swearingen at 275 Pheasant Hill Drive. A quorum was established with 41 members including proxies at the meeting. The meeting was called to order at 7:09 P.M. A review of the Rules of Order of Business was presented.

The meeting agenda was presented for approval. Based on a homeowner request to discuss the current management company, President Steinhagen shared that the topic would be included for discussion in the President's Annual report.

Election of the Permanent Meeting Officers was conducted. All positions were filled by unanimous consent with Bob Steinhagen acting as the Permanent Chair, Ken Daulong as Sargent of Arms, and Debbie Smothermon as Secretary for the meeting.

The minutes from the Annual Meeting on October 7, 2019 were approved as presented.

President Steinhagen began his annual report by allowing homeowners to introduce themselves as several new homeowners were in attendance. The President highlighted actions of the HOA Board over the past year, which included:

1. The financial partnership with the Packer family and Quail Creek HOA allowed for the completion of approved park improvements.
2. The Board and Goodwin and Company worked with individual homeowners to address past due account balances. Approximately \$10,000 was collected.
3. A summer newsletter was created and sent to all homeowners to improve communications between the Board and homeowners.
4. The Board held ongoing discussions about the advantages and disadvantages of hiring a management company to conduct HOA business.

Additional information in the President's report included:

1. Fireworks within the neighborhood is allowed but not supported by all homeowners. Safety, time to stop fireworks, and cleanup of debris was emphasized.
2. Unsafe driving was noted as an ongoing problem. One homeowner shared that the Sheriff had been contacted regarding reckless driving of a car and a motorcycle. Homeowners were encouraged to obtain the license plate number and contact the Sheriff's office/
3. The HOA is currently in litigation with a homeowner over violations of the CCRs. Several attempts have been made to resolve the issues, but the Board has not been successful in seeking resolution without litigation. The President shared that the

Board is always willing to work with all homeowners to resolve issues if homeowners will contact the Board.

Information was presented and a discussion with homeowners occurred regarding the effectiveness of the management company of Goodwin and Company. President Steinhagen provided information as to what support is and is not provided by the management company. He also clarified that the Board could not abandon the contract with the company at this time due to current litigation. A discussion from homeowners focused on the following issues:

1. Renewal of the Goodwin Harrison contract
2. Ineffectiveness of the current management company
3. Inaccurate homeowner account balances from Goodwin and Company
4. Reasons the previous Board entered into contract with Goodwin and Company
5. Need for management company to assist the Board with ever changing state guidelines
6. Assistance in identifying violations of the Quail Creek CCR guidelines
7. Board members not willing to serve on the Board and enforce violations within the neighborhood
8. Homeowners not willing to hold Board positions that require tremendous amount of work hours

The Treasure's Report was presented by Natalie Peters. Information was provided regarding ongoing expenses including landscaping costs and increase for 2021, management company fees, postage costs, and legal fees. A power point showed a breakdown of financials for different HOA accounts. President Steinhagen emphasized that past due homeowner accounts totaled approximately \$10,000.

Section 5.10 of the Bylaws allows homeowners to present a motion or motions for inclusion at the Annual Meeting. Two motions were presented for consideration:

1. President Steinhagen presented a motion to amend Article 7, Section 8. The motion was to change the current size requirement of outbuildings not to exceed the size limit of 20x30 to 25x35. After discussion and clarification provided by S. Nalls, the motion was withdrawn. The ARC can provide a variance, per the current CCRs, and not require an amendment.
2. ARC Chair, P. Swearingen presented a motion for the Association to, on January 1, 2021, levy a Special Assessment of \$400.00 for neighborhood street repairs and preventative maintenance, which shall be due in full on the 31<sup>st</sup> of the same month. An overview of the repair needs and estimated costs per area of repair was presented. The motion passed with 35 voting yes, 5 voting no, and one abstention.

Election of the 2020-2021 HOA Board members was conducted. The following slate of officers was presented for voting:

President – Bob Steinhagen  
Vice President – Bev Stibbens  
Treasurer – Shana Nalls

Secretary – Debbie Smothermon  
ARC Chair – Perry Swearingen  
ARC Member – Herb Harker  
ARC Member – Ken Daulong

The state of officers was approved as presented. Receiving the majority of votes for the ARC committee, Perry Swearingen will serve as the ARC Chair.

The meeting adjourned at 8:34 PM.