

Quail Creek

Homeowners Association



Board of Directors Meeting

AGENDA

Date: April 19, 2021

Time: 7:00 PM – Special 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 – March, 2021
- 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. Entrance landscaping; approval of proposed 2021 expenditures

Item 5: Other Business

- A. Discussion & possible action to reschedule regular meetings for another day of the week.
- B. Discussion about informing members about the details of the case against a homeowner and the settlement agreement.
 - a. Facts related to lawsuit against homeowner,
 - b. facts related to counter suit,
 - c. facts related to Federal case against Goodwin & Co. and HOA attorney, which were indemnified by the Association,
 - d. false assertions made by homeowner toward HOA & Board members,
 - e. facts related to settlement negotiations, including attempts to have broadcasts unrelated to HOA removed from member's blog for political benefit of the homeowner.
- C. Discussion & action regarding management company:
 - a. Offer of monetary assistance in relation to settlement with homeowner,
 - b. Ending management contract.
- D. Agenda items to include on next Regular meeting agenda.
- E. Schedule next Regular Board Meeting:

a. April 12, 2021

Item 6: 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 settlement:
 - 1. Homeowner payment plan to the Association schedule.
- C. Other Unanticipated Business Pertaining to Open Agenda Items

Item 7: Reconvene in Open Session

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

Item 9: Adjourn