

AGENDA

Date: May 18, 2021

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 – April 19, 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; update

Item 5: Other Business

- A. Discussion about informing members about the settlement agreement between homeowner & HOA, the homeowner's payment plan and Management Company's payment to HOA to offset cost to the Association for legal action.
- B. Discussion & action regarding termination of management company contract.
- C. Agenda items to include on next Regular meeting agenda.
- D. Afirm next Regular Board Meeting:
 - a. June 15, 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