



Quail Creek Homeowners Association

Board Meeting Minutes

2024 January 24

Attending: Michael Brown (president), Jennifer Kutzt (treasurer), Steve Hollasch (secretary), members at large Jamie Westover, Andrew Shoenfeld

Meeting Convened 7:36pm

Meeting Adjourned 8:42pm

1. Welcome new secretary Steve Hollasch

2. 2023 Budget Actuals

- We appear to have been double billed by Bear Creek Landscaping for November. Jennifer is investigating.
- We came in under budget for the year.
- We only spent about \$432 on entrance repair versus about \$2000 budgeted.
- Our water came in a bit higher than expected, as summer water bills arrived in our October and November statements.
- The planned irrigation maintenance was not done for 2023. We will likely roll that into 2024.
- 2024 dues have begun coming in.

3. 2024 Board Meeting Schedule

- We will be meeting the fourth Wednesday of every month, taking time off in the Spring, Summer and Winter. Planned 2024 meetings will be 2/28, 3/27, 5/22, 6/26, 8/28, 9/25, 10/23, and 11/27.

4. Web Site

- We need to update the photo on the web site (<https://qchoa.net/>) to match the new front entrance.
- Web site has been updated with the latest information and documentation November 2023.
- Steve has photos from November 2023. We will use those for now, and update to Spring photos when possible.
- Planning to revisit the site style.

5. ACC Request: QC05 Expansion + Shed

- We had discussion around the permit process with the city/county, particularly with respect to septic system impacts of house expansions. We wondered whether this was something the board should be aware of generally. Steve will investigate.
- The board was impressed with the quality and care put into the proposal. We discussed whether it might be a good idea to showcase such proposals (with homeowner permission) as an example for other homeowners to reference.
- There was general discussion about whether we might publish ACC requests and status on the QCHOA web site. Two concerns raised were the issue of privacy/security and the assumption of ongoing board

work to do this into the future. In addition, we discussed the idea of having a very brief summary of outstanding ACC requests without providing too many details.

- There was general discussion about whether city/county permitting required HOA approval, and that we should in general explicitly require proper permitting for all work. Steve will investigate.

6. ADUs

- The board discussed ADUs (Accessory Dwelling Units) and the role the board should play in considering these. These also brought up discussion around permitting restrictions due to septic load.
- Michael pointed out that our current CC&Rs have restrictions on leasing and rentals in [section 5.2](#), with commercial use restrictions in [section 5.5](#).

7. Rental Caps

- The board discussed the idea of introducing a cap on the number of homes in the HOA made available as rental units. We currently have one home rented out.
- Michael pointed out the existing forbidding of rentals for fewer than 30 days in [section 5.3](#), which would address Airbnb or VRBO style rental arrangements.
- We would need 67% of homeowners (27 units) to vote for such a change to the CC&Rs.
- We will discuss this issue further at the next board meeting.

8. Front Entrance Drip System

- We discussed the installation of a drip system at the South side of the front entrance, for the existing Rhododendrons.
- Jamie will investigate.

9. Speed Trailer

- The board received a call from a homeowner who was nearly hit by a speeding car in the neighborhood.
- Michael scheduled several speed trailer times in two different locations:
- Quail Creek Drive: February 5, May 6, July 8
- Quail Creek Way North: January 22, February 26, April 22, June 10
- Quail Creek Way South: January 8, February 12, April 8, June 24
- Michael submitted a request to have 25MPH painted on two locations in the neighborhood roads. This is a request only, so in theory we have not yet committed to having this happen.
- There were some concerns raised about how this would affect the look of the neighborhood, and how effective it would prove to be.

Actions

1. Steve — Determine septic restrictions that the board should consider or be aware of when reviewing ACC requests.
2. Steve — Investigate whether HOA approval is included as an item in city or county permit applications.
3. Steve — Web site style & photo updates.
4. Jamie — Look into installation of a drip system for the South side of the front entrance.