



Quail Creek Homeowners Association

Board Meeting Minutes

2024 April 4

Attending: Michael Brown (president), Jennifer Kultz (treasurer), Steve Hollasch (secretary), Jamie Westover

Meeting Convened 7:33pm

Meeting Adjourned 8:20pm

1. Prior Meeting Minutes

- Minute were approved and posted to web site.

2. Financial Status

- Bear Creek Landscape costs came in a few hundred dollars over last year.
- Paid for cherry tree removal due to front entrance accident.

3. Front Entrance Accident

- Tree has been removed via Matt's Tree Service. Stump remains.
- Need to get a new tree. Estimate is in progress from Bear Creek Landscaping. We are also in discussions with Rich's Landscaping.
- We're unsure of the exact species of the tree to be replaced.
- We will have José O. work on removing the stump, with care to avoid existing irrigation lines.

4. Front Entrance Mulching & Barking

- Will investigate the front entrance barking, and will talk to José O. about doing this along with the stump removal. We'll consider Enrique as an alternate. Jamie will look into this.

5. QC05 Expansion & Shed

- Discussed ongoing progress with this project. Nothing extraordinary to report.

6. QC18 Line-of-Sight Easement

- The arborvitae along the driveway for QC18 appears to conflict with the existing line-of-sight easement for the lot. The issue is that vehicles entering Quail Creek Drive from Quail Creek Way NE are blocked from viewing traffic traveling downhill (Westbound) on NE Quail Creek Dr.
 - We will determine the impact on the existing line of arborvitae to give more information to the homeowner.
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Actions

- Jennifer — Have José O. remove the stump at the front entrance.
- Jennifer — Hand off QCHOA keys and documentation binder to Steve.
- Michael — Investigate replacement trees from Rich's.
- Michael — Ping QC05 about the ongoing progress with the expansion and shed.
- Steve — Investigate the line-of-sight easement for lot 18.
- Jamie — Work on booking the front entrance bark.