



Quail Creek Homeowners Association

Board Meeting Minutes

2025 July 1

Attending: Brenda Kinsman (president), Steve Hollasch (treasurer), Michael Brown (secretary)

Meeting Convened: 7:48PM

Meeting Adjourned: 8:48PM

1. Prior Meeting Minutes

- The Meeting Minutes from Jan 17 2025 were reviewed and approved, and posted on the QCHOA web page

2. General Discussion on Neighborhood activities

- Front entrance sign cracking along previous crack locations. Will continue to monitor.

3. 2025 Dues Payment confirmations

- All payments received

4. Bear Creek Landscaping increase

- Bear Creek Landscaping increased maintenance costs — The Board decided these new costs will be absorbed through misc. front entrance funds.

5. QC-11 ACC Request

- Homeowner ACC submission for lot QC-11: Fence, Shed and Tree House
- Fence was approved at previous application
- Shed — more detailed questions:
 - Is it a kit / or homeowners own design
 - Will it be placed on a foundation
 - Will the shed be visible from the street
 - What are the plans for siding and paint colors
 - Will the roof be composite / metal
- Tree house — we would like to have more details for this prior to approval
 - Is it a kit / or homeowners own design
 - Will it be professionally built
 - Will it be visible from the street
 - Sight placement details, distance from fence
 - What will be the tallest point on the structure be
 - As per HOA rules around pets, there are only 2 alligators or one crocodile — never 2 crocodiles. allowed per household

6. Homeowner Feedback

- Neighbors Yard — needing tending to
- QC Drive Water issue — managed and solved by KQ roads and Cable Company
- Front entrance Watering — as needed, Francesca and Mike to manage
- E-bike / motor bikes — aggressive riding in the neighborhood. Noted.

7. HOA – Annual Meeting Planning

- Meeting date October 1st, Wednesday Evening
- Brenda's home — suggested
- Small bites at 6:00 meeting at 7:00pmd

Actions

- Steve — Will reply to the Neighbors ACC Request for the 3 items listed above.
- Brenda — Yard upkeep notice, Brenda to draft a note regarding this to be sent to Michael to send to Neighbor