Quail Creek Homeowners Association

Annual Meeting Minutes
2026 October 20
2027 Budget/Dues approval

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

Meeting Convened 7:00pm

Meeting Adjourned 8:40pm

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1. Prior Meeting Minutes

- The 2026 annual minutes were approved and ratified as submitted.

2. Treasury: Budget Review and Vote for Ratification

- 2026 budget is targeted to finish the year 2026 with a surplus of about $3,374, and a final balance of $16,618.
- Moving into 2027 – the 2027 budget reflects a roughly 5% average increase and has been factored in as inflationary pressure continues.
- The treasurer suggested we move from our 15K fixed reserve to an annual reserve equal to one and one half years of annual dues (18 months). Due in part to increasing costs and any risk exposure moving forward.
- It was proposed that any increase in our reserve to meet the 1.5 annual budget number be capped at $2,000 per year. In other words, the maximum dues proposed will be the approved annual budget plus $2,000. This motion was seconded and approved.
- The 2027 dues — including the $2,000 reserve adjustment — come in at $418 per home.
- The 2027 budget was voted on and approved.

3. ACC Review and Process Review

- The HOA has enjoyed many of our neighbors participating in the ACC request process, submitting requests for plans regarding the painting of their homes or other onsite improvements. As a reminder the Board will send both an email as well as a physical letter outlining the ACC guidelines and provide some basic instruction regarding the process of submitting a project for board approval. It's quite easy and there have been very few, if any, requests that have been denied. The goal is to protect our people, our property and property values.

4. Front Entrance – Signage

- As many of us saw the real-estate sign posted at the front entrance, here are the steps the board has taken to retain the pristine uncluttered nature and warm welcome our neighborhood monument represents.
- Short description of what occurred. 1. The neighbor emailed the board and made a formal request for the sign. 2. The board miss-interpreted the request. It's that simple.

- This has led to the board doing a deep review of our CC&R's along with a review with the folks in attendance at the annual meeting. It was agreed; the board will move to re-clarify these details to the community.
- More details to come, however in summary any sign or signage desired to be placed in a common area of the community will require a detailed request / submission to the board for approval. Following the CC&R guidelines currently in force.

5. Community Support Network

- In the spirit of community and helping each other from time to time, this concept was both championed by Steve Hollasch and Brenda Kinsman, as they have lived in this neighborhood from its inception. They tell stories of when they and others first moved in. During that time all the new neighbors would help each other with small tasks as people are pulled in so many directions these days, things like planting, moving bark, removing unwanted brush left behind by the home builders to create the lovely spaces around their homes. It can also include reaching out for plumber or electrician recommendation etc. One example is a neighbor injured their back just as a pile of mulch was delivered, if you need some extra shovels the board and other community members are here to help out!

6. Election of Board Members / Open Positions

- 2027 Open Positions: President and Secretary.
- Brenda Nominated Michael Brown to return as President, and Arden Kuhn to serve as Secretary.
- Both nominations were seconded, voted on, and confirmed.
- Additionally, the board will hold quarterly in-person meetings in 2027.

Actions

- 2027 annual budget and dues documents to be shared.

- ACC guidelines and approval process details to be shared via email and possibly including a printed letter delivered to each homeowner.

- Common area signage guidelines and CC&R details to be shared.