

Quail Creek HOA

Annual Meeting Minutes

February 18, 2020

1. Katherine Mason with Community Management was the first speaker. She discussed the role of the management company. She told the residents that their team visits quail creek once a month and documents the violations to the restrictions. Those violations are sent to the quail creek board for approval before a notice is sent to the resident and fine.
2. Katherine discussed with the residents how to pay their dues online. Some residents said they are having a hard time logging into the website. she stated that eh fees are due by March 16 or late fees will be incurred.
3. She stated that if we had any issues with our parish that we should contact Michael Mason, our councilman.
4. She reported that 14 non lake lots 2 lake lots have not paid their 2019 HOA Fees. There is one legal action taken and one with a 3 year balance and a lien has been placed on that residence.
5. The Management company sent the link to everyone and told them it could be in their spam folder if they didn't receive it.
6. Katherine broke down the budget for the year and our expenses.
7. It was stated by the board that if a resident hasn't paid the dues for two years, by May a lien will be put on their residence.
8. A resident stated that he doesn't like the separation in our community between the lake lots and non lake lots. He said, "there should be one flat fee for all." He also said that the lake needs dredging to sustain it.
9. Another resident who lives on Hwy.929 stated that the front of his property should be cut by lawn maintenance and that he reaps no benefits from the HOA fee.
10. Tommy Darcy volunteered to get 3 bids for a new perimeter fence. It was discussed that we wold have to finance this project. It was also suggested that any bids for any project be put on the website for all to see.
11. Joel explained to the residents that we need to raise the HOA fee by \$50 to meet our expenses. A vote wasn't taken since there was not 50% attendance.
12. One resident brought up the fact that our streets have never been paved. It was suggested by Katherine to call the councilman.
13. The resident who just moved in on Quail Creek is concerned about the liability of having the weir on her property. It was stated by the cc that she could install a fence for her protection.

14. Joel asked for volunteers for the Board and only one resident volunteered to be on the ACC Committee. Andy Phillips will be an ACC member.
15. One resident asked if we could communicate through email instead of having meetings.
16. Our next meeting will be held on Sunday, March 8 at 3pm. in the park to vote on raising the dues \$50. Katherine will send out mail to notify residents. Basic expenses and any projects we hope to pursue will be stated as the reason for the increase.