

Park at Woodland Oaks Owners Association, Inc.

A Texas Non – Profit Corporation

2021 Annual Meeting Minutes

Tuesday, January 11th, 2022, 6:30pm at Schertz Library

1. Call to Order: With quorum of the homeowners present, either in person or by Proxy, the meeting was called to order at 6:31pm.
2. Proof of Notice: Stephanie provided proof of notice to all present.
3. Approval of last Annual Meeting Minutes: The 2019 Meeting Minutes were unanimously approved as written.
4. Introductions: Stephanie introduced herself as the Community Manager along with the SpectrumAM team, as well as the current sitting board members. Stephanie noted during the meeting that the 2020 Annual Meeting had not gone ahead due to Covid-19.
5. Board Report:
 - a. Financial Report: Operating: \$12,390.06 / Reserve: \$14,091.26 / Accounts Receivable: \$9,356.09.
 - b. Project Update: The Board of Directors have been working revising the CCRs and Bylaws of the association to make them more up to date and modern. Stephanie explained the process to the community, noting that a majority vote of the association would need to be achieved prior to the new documents being enforced. Stephanie advised the homeowners that once the board had approved the final version, they would be rolled out to the community for review before the official vote takes place.
6. Elections: All seven positions on the board were up for election. Stephanie noted Victoria Readnour and Bobby Jones had submitted their names for the board during Board Solicitation and called for nominations from the floor. Edward Fair was nominated on a proxy, and the following homeowners submitted their names from the floor, Sandra Stahl, Elizabeth Mays, Mark Santiago, and Jennifer Hickman.

There were no further nominations from the floor, therefore with seven positions, the seven candidates were acclimated to the Board of Directors.

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Stephanie noted that to avoid the whole board from being up for election in the future terms would be staggered and this would be determined by the board along with offices at the Q1 Board Meeting.

7. Question and Answer period (homeowners have 2 minutes per lot): The floor was opened to homeowner discussion and questions, and everything was answered during the meeting. Homeowners primary concern was short-term rentals in the community, and they were advised that this had been addressed in the Governing Document revision.
8. Adjournment: With no further business, the meeting was adjourned at 7:32pm.