

February 26, 2026 – Board Meeting

1. **Call to Order (6:03pm):** Quorum – Kim Drake, Steven Worley and Michael Diaz were in attendance as well as Thomas and Tracy Bean from TT Bean Management, LLC. Margo Wilson with the Social Committee was in attendance along with her husband, Greg.
2. **Meeting Minutes:** The meeting minutes for the Board of Director’s meeting held on 10/27/2025 were approved by the board via email on 11/6/2025.
3. **Committee Reports:**
 - a. **Social Committee:** Margo Wilson expressed her inability to run the Social Committee alone due to personal matters, but would be able to provide help when needed.
 - i. **Easter (2026):** It was discussed that due to how soon Easter was approaching and lack of leadership for the Social Committee, the HOA would cancel plans for Easter 2026.
 - ii. **National Night Out (2026):** A decision was made to table the planning of this event for the time being as several aspects have already been planned, but lack of a full Social Committee is a potential issue.
 - iii. **Yard of the Month (2026):** The Board agreed to award \$25 Lowes gift cards for yard of the month winners for the months of April-July.
 - b. **Treasurer Report:** A detailed Treasurer Report was provided by Steven Worley (Balance Sheet, Profit and Loss and A/R Aging Detail). The Board discussed the reports and did not have additional questions or concerns.
4. **Old Business:**
 - a. **Governing Documents:** Updated Bylaws were filed with Guadalupe County on 11/12/2025.
 - b. **DCCRs:** A decision was made to pause pursuing updating the DCCRs for time being.
5. **New Business:**
 - a. **New Management Company:** TT Bean Management, LLC will continue to serve as the HOA’s management company for the time being. An alternate management company will need to be researched for the eventual exit of TT Bean Management, LLC as the HOA’s management company.
 - b. **Seeking Additional Board Members:** An email will be sent to the residences asking for nominations for potential board members.
 - c. **Spring Yard Sale:** No Spring Yard Sale will be coordinated. The lone Yard Sale will take place in October.
 - d. **Annual Meeting:** The Schertz Library will be contacted for June availability to host the HOA Annual Meeting.

6. **Executive Session:** Opened at 6:25 pm.
7. **Adjournment:** The meeting adjourned at 7:06 pm.