



Meeting Minutes
Thursday January 22, 2026

- I. The meeting was called to order at 6:00P.M. by the Board President Jack Seitzinger. Board Vice- President Chris Monice and Board Secretary/Treasurer Debbie Pilcher were also present. Jack introduced the board confirming quorum was present. Twenty-one owners were represented at the meeting.
- II. Manager requested that the agenda be amended. Board approved the changes to the agenda.
- III. Manager gave a breakdown of the December 2025 financials and advised they should be approved once adjustments reflect payments made in January for December invoices.
- IV. A summary for the five pool projects were presented to the board. Debbie made the motion to approve Greater Houston pools, Chris seconded the motion and it carried.
- V. Manager explained that O'Neal & Holmes currently manage the taxes for the Association. Manager advised that O'Neal & Holmes provided a proposal to audit 2025. Manager advised that following this audit the board can get additional years audited as needed. Debbie made the motion approving O'Neal & Holmes to prepare 2025 taxes and audit 2025. Chris seconded the motion and it carried.
- VI. A summary of the proposed new ARC process to address existing unapproved improvements was presented.
- VII. Chris provided an update on the status of the gates. This included the difficulties in getting vendors to bid. Also advised that the current pool FOB entry for the pools is no longer being supported and no replacement parts are available.
- VIII. The status of the parking/towing policy was given. The board addressed several owners' concerns on the issue.
- IX. An update on the website restructuring was given. Owners were advised that once complete more documents will be posted on the website.
- X. Debbie gave an update to all of the current and recently completed smaller projects.
- XI. Power Point presentation at the meeting is attached as Exhibit "A"
- XII. The meeting was adjourned at 7:05PM.

X _____

Date _____