

HARPER'S PRESERVE

**Agenda/Notice
Board of Directors Meeting
Thursday February 19, 2026
6:00PM -7:30PM**

10060 Preserve Way Conroe, Tx 77385

- I. Call to Order and verify Quorum _____ Jack - 6:00PM
- II. Executive Session Summary
- III. Items for Vote _____ BOARD ONLY _____ Board -6:05PM
 - a. Meeting Minutes January & December.
 - b. Ratify Vote on AR.
 - i. 12 Properties...\$65,751.34.
 - c. Camera Project- Palmetto.
 - d. Financials- January & December.
 - e. SBB Contract.
 - f. Event Management Contract.
 - g. ARC process- existing improvements.
- IV. New Items _____
 - a. Entergy Update
- V. Old Items _____
 - a. Gate Systems
 - i. Harpers Way- new controller board purchased.
 - ii. Harpers Trace
 - iii. Pool Entry
 - b. Parking/Towing/Fine
 - i. Survey
 - c. Website Restructure
 - d. Recent Projects
- VI. Owner Forum...2 minutes per speaker. Board reserves the right not to respond.
- VII. Adjournment _____ Jack 7:30PM

February 19, 2026



Board Votes

1. Approve Meeting Minutes December 8, 2025, January 22, 2026 & Executive Session February 16, 2026.
2. On Monday February 16, 2026 board went into Executive Session and discussed 12 past due accounts. 11 accounts the attorney is recommending proceeding to foreclosure lawsuits. These 12 accounts represent \$65,751.34 in AR.
3. Camera- Project- Club Palmetto- Live Mobile is to upgrade system and make changes since the gate is not manned. Total cost \$24,846.40.



Board Votes

4. December 2025 & January 2026 Financials.
5. SBB Contract- \$44,730.00.
6. 5 Star Entertainment- \$150,000.00 covers all costs except for food and alcohol.
7. ARC Process to document existing improvements.



December 2025 Financial Overview

December finished approximately \$4,776.00 under budget and year end finished \$198,273 under budget.

1. Water was \$27,400.00 over budget.
2. Landscaping was \$69,941.00 over budget finishing out the year (older invoices paid).
3. Maintenance, Swimming Pool & Access Control were under budget by \$57,410.00.



January 2026 Financial Overview

January finished at a loss of \$154,715.00 as expenses totaled \$424,135.00 and income was \$269,420.00.

1. General & Admin Expenses - \$74,000.00- This includes:
Events, Legal, Collections, Mailings etc
2. Utilities-\$26,000.00
3. Common Area Maintenance- \$80,000.00
4. Pools- \$12,000.00
5. Landscaping- \$174,000.00
6. Access Control- \$18,000.00
7. Reserve Contribution- \$38,000.00

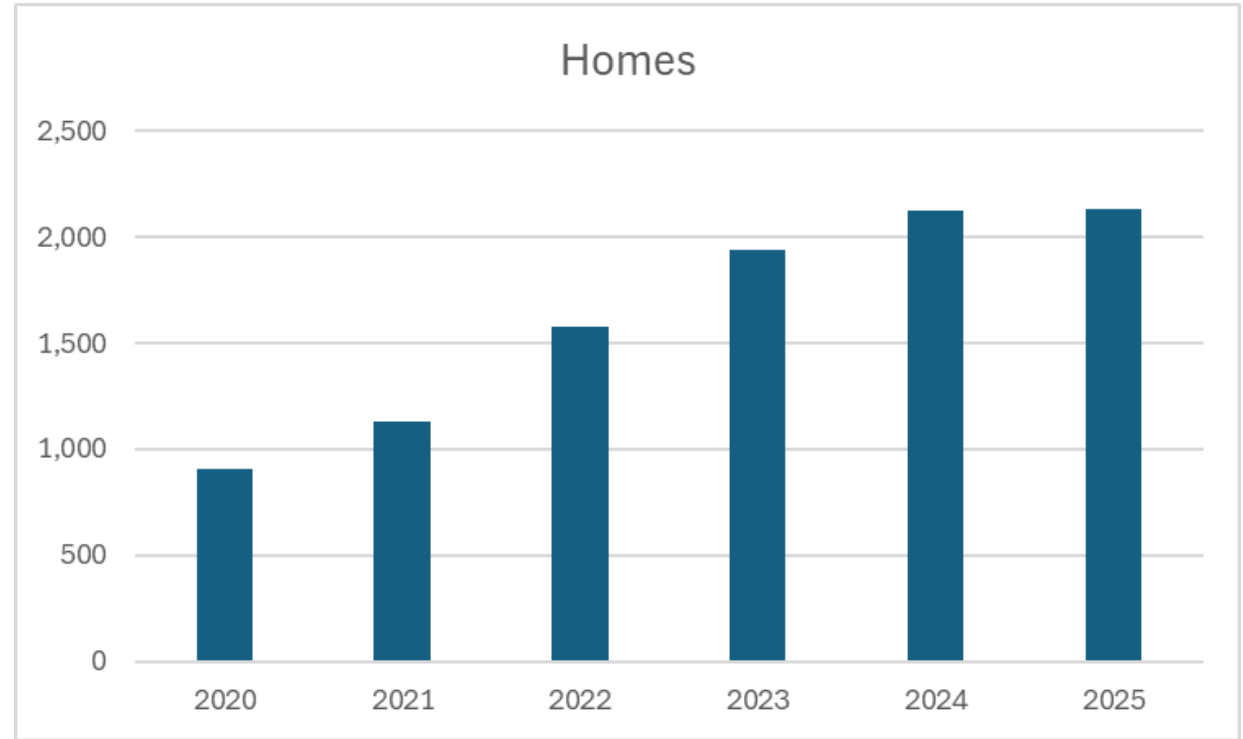
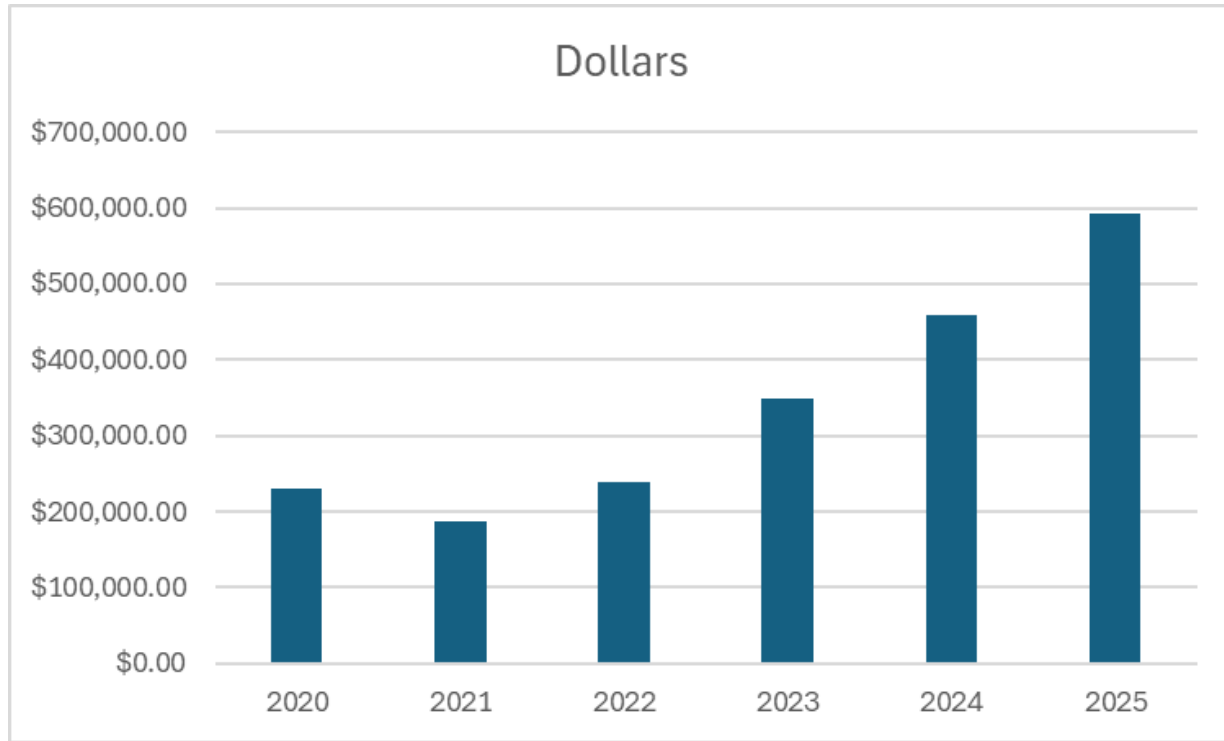


Accounts Receivable

The year finished with \$594,341.03 owed in accounts receivable. In December \$32,890.40 was collected. The year ended with a net increase of \$85,141.00 of accounts receivables.

Accounts Receivable- Past due assessments with the associated fees.

Accounts Receivable



Annual Assessments have been at \$1127.50 since 2020. Quarterly Assessments remained unchanged from 2018 to 2025. As of today, accounts past due are just over 1 Million Dollars.



New Items

1. Entergy Update



Old Items

1. Gate Systems- 4 bids were received as of this morning. Interview process with the board is to begin.
2. Parking/Towing & Fine Policies
 - a. Parking/Towing policy with the attorney for final write up.
 - b. Fine Policy already written.
 - i. Board will formally approve in an open board meeting.
 - ii. Both policies will be filed with the county and posted on the website.
 - iii. Board will decide on implementation of both policies.

Old Items

3. Website Restructure- Has been completed. The process to update the website will take up to 8 weeks. This includes:

- a. Updating Documents.
- b. Changing contact emails.
- c. Changing contact numbers.

4. Recent Projects:

- a. Pool Renovations
 - Tile Selection
 - Chip Out

Old Items

b. Landscaping

- Mulching has started in West Village
 - Map to be posted soon on Website & FaceBook
- Weed Killer to start in March

c. Fire Pit at Lake Palmetto Park

- New seating coming

d. Lighting Projects

- Harpers Trace Bridge-Traffic safety issues.



Owner Comments

At this time, homeowners are invited to address the board for up to two minutes each. Please note that the board and management may choose to respond either during this session or at a later time. The board reserves the right to limit or conclude comments at its discretion.