

THE BOARD OF DIRECTORS OF THE LAKES OF WOODTRACE COMMUNITY ASSOCIATION, INC. HELD A BOARD MEETING ON JULY 29, 2026, AT 3:00 PM LOCATED AT THE COMMUNITY CLUBHOUSE, LOCATED AT 34010 HIGHLAND TERRACE LANE, PINEHURST, TX 77362.

DIRECTOR'S PRESENT:

Mark Smythe, President, Frank Brown, Vice President, Denice Zanella, Secretary, Larry Hamilton, Treasurer, and Cristian Muhrer, Director at Large.

ALSO, PRESENT:

Susana J and Angie M as managing agents representing Crest Management Company.

EXECUTIVE SESSION

CALL TO ORDER:

With notice given and quorum duly established, President, Mark Smythe, called the meeting to order at 3:01 p.m.

ATTORNEY STATUS REPORT:

The Board reviewed the attorney status report.

DEED RESTRICTION ENFORCEMENT REPORT:

The Board reviewed the deed restriction enforcement report.

ADJOURN INTO OPEN SESSION:

The Board adjourned the executive session at 4:02 p.m.

OPEN SESSION

CALL TO ORDER:

The Open Session portion of the meeting was called to order at 4:03 p.m.

APPROVAL OF MINUTES:

Mark Smythe, Board President made a motion to approve the June 30, 2026, meeting minutes, Frank Browne seconded the motion, motion carried.

SUMMARY OF BOARD DECISIONS MADE BETWEEN MEETINGS:

The Board reviewed the decisions made between meetings and the associated invoices requiring ratification.

- a) Astoria Lighting Co. Light Repair Warranty Call- Approved \$392.00
- b) MDZ Construction Clearance Sign Repair - Approved \$150.00
- c) Best Plumbing Gate House Repair - Approved \$654.40
- d) TLR Wooden Fence Replacement 1003 Wooded Landing Ln - Approved 5,040.00
- e) TLR Wooden Fence Replacement Lot between 637 Ashbrook Ridge LN & 758 Majestic Shores - Approved \$1,485.00
- f) Itech Monitoring Verizon WIFI Unit for Gate. - Approved \$267.50
- g) Fann's Cleaning Gate House and Clubhouse Window Cleaning - Approved \$ 267.50
- h) Itech Monitoring Purchase of 300 RFID Stickers - Approved \$1,090.32
- i) TLR Dog Waste Station - Approved \$649.50
- j) TLR Lightning Struck Tree Removal - Approved \$1,900.00
- k) Community Controls 300 Fobs - Approved \$1,900.00

Mark Smythe, Board President, made a motion to ratify the invoices as presented. Frank Browne seconded the motion. All were in favor, motion carried.

NEW BUSINESS:

Initiation of Collection and Foreclosure Actions:

The Board reviewed collection and foreclosure matter in Executive Session. At this time, no new actions will be initiated.

Enforcement Actions:

Mark Smythe, Board President made a motion to proceed with enforcement action, Denice Zanella seconded, all were in favor, motion carried to proceed with legal actions for the following Accounts: 4150202018, 4150202017, 4150203033, 4158B02012, 4150202054.

- c) Albarado & Friery provided a review of the financial audit. The auditor will forward the final audit report to the Board via email for review. Once finalized, the Board will upload the completed audit to the Lakes of Woodtrace website for homeowner access.
- d) The Board scheduled the Preliminary Budget Workshop for August 19th, to be held via Teams.
- e) The Board scheduled the Budget Meeting for September 22nd, 2026.
- f) The Board voted to move the Board meeting to a different date, the date will be noticed to the community via e-blast once confirmation of the new date.

FINANCIALS:

The Board reviewed the financial statements for the period ending June 31, 2026. Operating and reserve accounts remain in stable condition, with the Operating account reflecting a month-over-month decrease primarily due to standard expenditure, and Reserve balances showing modest growth. Gate Reserve funds remained consistent. Total Assessment Receivables decreased from the prior period, indicating continued progress in owner payments and collections. Mark Smythe, Board President made a motion to approve the June 31, 2026, Financials, Frank Browne seconded the motion, motion carried.

COMMITTEE UPDATES:

Rick R. was absent, no MUD updates at this time.

HOMEOWNER PUBLIC FORUM:

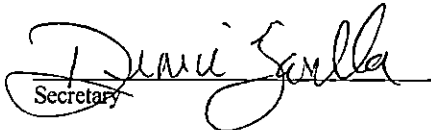
Fifteen (15) homeowners were present. Owners requested an update on the gate arm, and the Board reported it has been struck five (5) times in two weeks by 18-wheeler trucks, causing errors on the right-side arm. Repairs are underway with the gate contractor, and owners were reminded to provide vendors with the delivery gate code to prevent forced entry. Owners also asked about current bids for the clubhouse and pool. The Board explained that ongoing vandalism at the pool has resulted in costly furniture replacements, prompting additional security measures including bolting down tables and evaluating supplemental cameras. The Board is also reviewing updated bids for the clubhouse A/C replacement and a digital marquee sign to improve community communication.

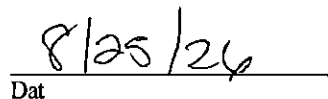
NEXT MEETING:

The next board meeting was scheduled for August 25th, 2026.

ADJOURN:

With no further business, there was a motion, seconded and carried to adjourn the meeting at 5:50 p.m.


Secretary


Date