

THE LAKES OF WOODTRACE COMMUNITY ASSOCIATION, INC. HELD THEIR ANNUAL MEETING OF THE MEMBERS ON THURSDAY, APRIL 24, 2025 AT 6:30 PM AT DECKER PRAIRIE ELEMENTARY SCHOOL, LOCATED AT 27427 DECKER PRAIRIE-ROSEHILL ROAD, MAGNOLIA, TEXAS 77355. NOTICE HERETO ATTACHED AS *EXHIBIT A*.

DIRECTORS PRESENT

Frank Brown
David Berenger
David Ricke
Denice Zanella
Larry Hamilton

IN ATTENDANCE

Rachel Schmutz representing the Managing Agent: Community Solutions.

CALL TO ORDER & ADOPTION OF AGENDA

Due notice of the meeting having been given, the 2025 Annual Meeting of the Members was called to order at 6:40 p.m. There were 99 lots in person or by proxy, representing a quorum of the membership in accordance with the Bylaws of the Association.

The agenda was adopted as presented. Frank Browne, President, presided over the meeting and the Managing Agent recorded the minutes.

INTRODUCTIONS

Mr. Browne introduced himself and the other Board members, in addition to the agent, to the membership.

DISPOSITION OF MINUTES

The minutes of the 2024 Annual meeting were presented to the membership for review. A motion was made, seconded, and carried to approve the minutes as presented.

FINANCIAL REPORT

The Membership was presented with the financial statements for the period ending March 31, 2025, as well as the 2025 Approved Budget. General questions regarding the financials were answered.

The financial report is hereto attached as *Exhibit B*.

ELECTION OF DIRECTOR

The membership was advised of two positions on the Board of Directors that were up for election and that voting was held via electronic ballot prior to the annual meeting.

Once all ballots were tabulated, the election results were confirmed and announced to the membership as:

- Denice Zanella – 73 Votes
- Mark Smythe – 70 Votes
- David Ricke – 67 votes
- Brandy Lafferty – 16 votes

Denice Zanella and Mark Smythe were formally elected to serve on the Board for three (3) year terms set to expire at the 2028 annual meeting. The online election results are hereto attached as *Exhibit C*.

BEAUTIFICATION COMMITTEE

Mr. Ricke introduced himself to the members present and the purpose of the Beautification Committee. He advised that the Committee had reserved 150 saplings from donations. He stated the committee was needing more volunteers for certain sections to walk the reserves and mark irrigation locations prior to the saplings being planted. An owner inquired on the underbrush and if it would be cleared.

LAKES OF WOODTRACE COMMUNITY ASSOCIATION, INC.

HOMEOWNER FORUM

Mr. Ricke advised the members present of the Woodtrace MUD 1's intention to install a parking area and bollards on Woodtrace Blvd to permit use of the greenspace, but to prevent vehicles from driving into the reserve.

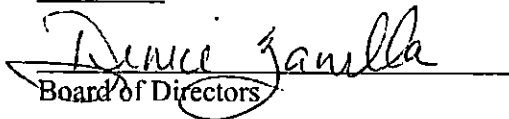
The floor was opened for general questions and comments from the members present. Items discussed were as follows:

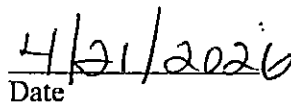
- An owner inquired on the boulders placed at the entrance and requested they be removed and the road be restriped, or the boulders at least being removed from the lane of traffic. An owner requested that a wrought iron fence be installed along the entrance in place of the boulders to match the existing wrought iron fencing;
- Owners inquired on the gate attendant and when the contract expires. Mr. Browne advised that a sign was being fabricated to be placed in the window of the guard shack in both English and Spanish providing with instructions for operating the keypads;
- Owners inquired on speeding within the community. An owner suggested that Tomball ISD install cameras on the school buses to enforce no passing;
- An owner requested a generator be installed on the clubhouse to allow it to be used as a cooling center;
- An owner advised that there was a pot hole at 249 and Woodtrace Blvd. The agent advised that it had been reported to Montgomery County for maintenance.

ADJOURNMENT

There being no further business, the meeting was adjourned approximately at 7:54 p.m.

APPROVED


Board of Directors


Date