

THE LAKES OF WOODTRACE COMMUNITY ASSOCIATION, INC. HELD A BOARD OF DIRECTORS' MEETING ON THURSDAY, OCTOBER 14, 2025, AT THE COMMUNITY CLUBHOUSE, LOCATED AT 34010 HIGHLAND TERRACE LANE, PINEHURT, TX 77362. NOTICE HERETO ATTACHED AS EXHIBIT.A;

DIRECTORS PRESENT

Frank Brown
David Berenger
Mark Smythe
Denice Zanella
Larry Hamilton

CALL TO ORDER & ADOPTION OF AGENDA

The meeting was called to order at 3:01 p.m.

MANAGER REPORT

Collection Accounts – Legal Action

The Board was presented with the previous Attorney reports for discussion and review.

DEED RESTRICTIONS

The Board provided a follow-up to the new managing agent regarding previous open-deed restriction discussions. Managing agent will proceed with open DRV.

ADJOURNMENT INTO OPEN SESSION

The Board Adjourned into open session at 4:06 p.m.

IN ATTENDANCE

18 owners and Susana J representing the Managing Agent: Crest Management.

DISPOSITION OF MINUTES

The September 9th Board Meeting Minutes 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 September 31, 2025, as well as the 2026 Preliminary Budget. General questions regarding the financials were answered. The financial report is hereto attached as Exhibit.B.

NEW BUISNESS

Susana J provided a brief introduction to the new management company. The 2026 preliminary budget was reviewed during the executive session in preparation for the upcoming board meeting on **October 28**, where the board will consider and vote on its approval. Updates were also provided to owners regarding ongoing community tasks, including gate maintenance, A/C repair for the clubhouse, possible mulch installation, and paver repair.

BEAUTIFICATION COMMITTEE

Mr. Rick provided an update regarding the upcoming community clean-up he is hosting and mentioned that volunteers are needed. The Events Committee will add this information to the website for owners.

HOMEOWNER FORUM

The floor was opened for general questions and comments from the members present. A few owners had questions about the new management company regarding contact information and who to reach out to for specific concerns. Susana J. provided owners with the necessary information and business cards for contact. All owner concerns, including EMR or deposit requests, should be emailed directly to the management company. Additionally, one owner had a question about a clubhouse rental, which was directed to the Agent, who provided the owner with an update.

ADJOURNMENT

There being no further business, the meeting was adjourned approximately at 4:50 p.m.


mark smith (Nov 6, 2025 11:38:08 CST)

Board Of Director

Nov 6, 2025

Date