

- **Dead Tree and Shrub Event:** A few areas were cleared during the cleanup event; however, the Board would like to further discuss the removal of vines that are currently damaging the trees.
- **Gate Hours:** The Board would like to adjust the gate hours to remain open daily from **5:30 a.m. to 7:30 p.m.** to help reduce traffic backups and minimize incidents of damage caused by vehicles running into the gate, guard shack, or access boxes.
- **Truck Signage:** A temporary sign has been installed in the right lane directing large trucks to enter through that lane only. The permanent sign has been ordered and will be installed once it is delivered.
- **Management Updates:** Susana J., the Managing Agent, provided updates regarding the ongoing gate issues, continuous access concerns, and homeowner portal information.
- **Meeting Schedule:** The Board has decided to move regular meetings to **every third Tuesday of the month** to ensure the financial statements released on the 15th of each month are available for Board and owner review.

BEAUTIFICATION COMMITTEE

Mr. Rick provided an update regarding the outcome of the community clean-up he hosted and thanks to the volunteers who came out as it was a great success.

HOMEOWNER FORUM

The floor was open for general questions and comments from the members present. Several owners inquired about the new management company's contact information and who to reach out to specific concerns. It was noted that some owners had expressed concerns on social media regarding violation of matters. Susana J., the Managing Agent, advised owners to contact her or Keanna directly regarding any questions or concerns related to violations, as they are the appropriate contacts to assist with these inquiries.

ADJOURNMENT

There being no further business; the meeting was adjourned approximately at 4:26 p.m.



Board Of Director

1/20/25

Date

THE LAKES OF WOODTRACE COMMUNITY ASSOCIATION, INC. HELD A BOARD OF DIRECTORS' MEETING ON TUESDAY, NOVEMBER 11, 2025, AT THE COMMUNITY CLUBHOUSE, LOCATED AT 34010 HIGHLAND TERRACE LANE, PINEHURST, TX 77362. NOTICE HERETO ATTACHED AS *EXHIBIT A*.

DIRECTORS PRESENT

Frank Brown
David Berenger
David Ricke
Denice Zanella
Larry Hamilton – Via Teams

CALL TO ORDER & ADOPTION OF AGENDA

The meeting was called to order at 3:08 p.m.

MANAGER REPORT

Collection Accounts – Legal Action

The Board was presented with the previous Attorney reports for discussion and review. No action at this time but to request updates on Accounts at legal.

DEED RESTRICTIONS

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

ADJOURNMENT INTO OPEN SESSION

The Board Adjourned into open session at 3:53 p.m.

IN ATTENDANCE

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

DISPOSITION OF MINUTES

The October 28th 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 30, 2025. General questions regarding the financials were answered. The financial report is attached as *Exhibit B*.

NEW BUSINESS

During the recent discussion between the Board and the Managing Agent, the following items were reviewed: