

THE LAKES OF WOODTRACE COMMUNITY ASSOCIATION, INC. HELD A BOARD OF DIRECTORS' MEETING ON TUESDAY, DECEMBER 16, 2025, AT THE COMMUNITY CLUBHOUSE, LOCATED AT 34010 HIGHLAND TERRACE LANE, PINEHURT, TX 77362.

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 3:02 p.m.

IN ATTENDANCE

Susana J representing the Managing Agent: Crest Management.

DISPOSITION OF MINUTES

The November 11th Board Meeting Minutes were presented to the membership for review. A motion was made, seconded, and carried to approve the minutes as presented.

NEW BUISNESS

- Parking Policy – Enforcement Discussion with owners present and provided legal response to parking enforcement. An e-blast will be sent to all owners as a friendly reminder to street parking within lakes of Woodtrace.
- Drainage concern at Woodtrace Circle/Lake was discussed and determined this was a MUD concern and will be addressed to the MUD-by-MUD Board of Director David R.
- Mailbox refurbishing will be addressed in phases to install new number signs for mailbox carrier viability.

ACTIONS TAKEN OUTSIDE OF MEETING:

- Keystone Painting provided a quote for the repainting of the inside exterior of the community clubhouse for \$3,620.00 – Approved
- Albarado & Fairey provided a quote for audit services for \$5,500- Approved

ADJOURNMENT

There being no further business, the meeting was adjourned approximately at 5:45 p.m.


Denice Zanella (Mar 4, 2026 08:51:18 CST)

Mar 4, 2026

Board Of Director

Date