

THE LAKES OF WOODTRACE COMMUNITY ASSOCIATION, INC. HELD A BOARD OF DIRECTORS' MEETING ON TUESDAY, JANUARY 20, 2026, AT THE COMMUNITY CLUBHOUSE, LOCATED AT 34010 HIGHLAND TERRACE LANE, PINEHURT, TX 77362.

DIRECTORS PRESENT

Mark Smythe
Frank Brown
David Berenger
Denice Zanella – Via Teams
Larry Hamilton

CALL TO ORDER & ADOPTION OF AGENDA

The meeting was called to order at 3:10 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

- a. Authorization from the Board has been granted to close out **Account 4150901010**.
Please note that attorney fees still remain payable.
- b. b. Authorization from the Board has been granted to close out **Account 4158B02017**.
Please note that attorney fees still remain payable.

ADJOURNMENT INTO OPEN SESSION

The Board Adjourned into open session at 3:57 p.m.

IN ATTENDANCE

4 owners and 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.

FINANCIAL REPORT

The Membership was presented with the financial statements for the period ending December 31, 2025. General questions regarding the financials were answered.

NEW BUISNESS

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

- **Parking Policy:** The Parking Policy will be distributed again as a friendly reminder to all residents. We kindly ask that everyone review the policy and ensure compliance to help maintain order and safety within the community.
- **Mailbox Numbers:** A volunteer sign-up sheet was provided during the meeting for residents who would like to assist with removing the old mailbox numbers, clearing any residue, and installing the new numbers. The new mailbox numbers have been provided to the Board for safekeeping and will be distributed for installation accordingly.
- **Audit:** The Board was provided with three audit proposals to review and consider during the Open Session meeting. After discussion, the Board voted and approved Albarado & Friery to perform the Association's 2025 financial audit.
- **Sidewalk quotes:** A quote was provided to the Board for review. After discussion, the Board has decided to obtain additional quotes for further comparison before making a decision. At this time, no action has been taken. The Board will revisit the matter once the additional proposals have been received and reviewed.
- **Landscape Contract:** The Board has decided to proceed with a pre-bid process for the landscaping contract. Once the bids are received, they will be provided for review and discussed during a future Board meeting.

BEAUTIFICATION COMMITTEE

Mr. Rick provided an update regarding the landscaping pre-bid; no further updates were provided.

HOMEOWNER FORUM

The floor was open for general questions and comments from the members present.

ADJOURNMENT

There being no further business; the meeting was adjourned approximately at 5:25 p.m.

Denice Zanella

02/02/2026

Board Of Director

Date