

COMMITTEE UPDATES:

Rick R., representing the Beautification Committee, provided an overview of the current beautification plans and expressed interest in meeting with the vendors during the landscaping pre-bid onsite.

HOMEOWNER PUBLIC FORUM:

There were six (11) homeowners present. Board answered questions from homeowners. No actions were taken.

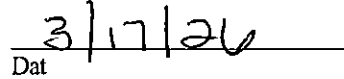
NEXT MEETING:

The next board meeting was scheduled for March 17th, 2026, at 4:00 p.m.

ADJOURN:

With no further business, there was a motion, seconded and carried to adjourn the meeting at 5:35 p.m.


Secretary


Date

**THE BOARD OF DIRECTORS OF THE LAKES OF WOODTRACE COMMUNITY ASSOCIATION, INC.
HELD A BOARD MEETING ON FEBRUARY 17, 2026, AT 4:00 PM LOCATED AT THE COMMUNITY
CLUBHOUSE, LOCATED AT 34010 HIGHLAND TERRACE LANE, PINEHURST, TX 77362.**

DIRECTOR'S PRESENT:

Mark Smythe as President, David Berenger as Vice President, Denice Zanella as Secretary, Frank Brown as Treasurer, and David Berenger as Director.

ALSO, PRESENT:

Susana J as managing agent representing Crest Management Company.

EXECUTIVE SESSION

CALL TO ORDER:

With notice given and quorum duly established, President, Mark Smythe, called the meeting to order at 2:56 p.m.

ATTORNEY STATUS REPORT:

The Board reviewed the attorney status report.

DEED RESTRICTION ENFORCEMENT REPORT:

The Board reviewed the deed restriction enforcement report.

ADJOURN INTO OPEN SESSION:

The Board adjourned the executive session at 4:07 p.m.

OPEN SESSION

CALL TO ORDER:

The Open Session portion of the meeting was called to order at 4:08 p.m.

SUMMARIZATION OF EXECUTIVE SESSION:

A summary of the executive session was announced.

APPROVAL OF MINUTES:

A motion was made, and seconded to approve the minutes of January 20th, 2025, Board Meeting, motion carried.

SUMMARY OF BOARD DECISIONS MADE BETWEEN MEETINGS:

The following Board decisions were announced that were made between Board meetings.

- a) Keystone Painting quote to refurbish clubhouse walls- **Approved - \$3,620.00**
- b) I.M.S to clear the overhanging limbs off the fenceline at 715 Majestic Shores Lane- **Approved - \$468.75**
- c) I.M.S to remove (5) dead trees from the Spring Creek Circle Cul-de-sac- **Approved- \$216.50**
- d) Strike Electric to repair Guard Shack Lights – **Approved - \$422.18**
- e) Fann's Cleaning, Pressure Washing Front Signs and Bricks- **Approved - \$531.25**
- f) Nexlar to Troubleshoot and Fix Exit Gate Arm- **Approved- \$460.06**
- g) Best Plumbing to repair drinking fountain pipe burst at pool – **Approved - \$296.17**
- h) I.M.S removed (1) Tallow Tree in natural area. Removed (1) dead Pine in natural area. – **Approved - \$4,618.22**

NEW BUSINESS: – A motion was made, seconded, and carried for the following decisions:

Initiation of Collection and Foreclosure Actions:

Authorization for Attorney to prepare failure to make payment in accordance with the written payment plan - 4151305010 – **Approved**

Authorization for settlement to be sent 4158B02017 – **Approved**

Authorization for Attorney to prepare failure to make payment in accordance with the written payment plan - 4150401016 – **Approved**

Enforcement Actions – Consider and Vote on Enforcement Action Report Violations:

4151302006 – EMR – **Closed out – Notify Attorney**

4150901010 – Chickens – **Closed out – Notify Attorney**

FINANCIALS:

The Board was presented January 31st, 2026, financials for review.