

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

Keystone Painting quote to refurbish clubhouse walls - **Approved - \$3,620.00**

I.M.S to clear the overhanging limbs off the fenceline at 715 Majestic Shores Lane - **Approved - \$468.75**

I.M.S to remove (5) dead trees from the Spring Creek Circle Cul-de-sac - **Approved - \$216.50**

Strike Electric to repair Guard Shack Lights - **Approved - \$422.18**

Fann's Cleaning, Pressure Washing Front Signs and Bricks - **Approved - \$531.25**

Nexlar to Troubleshoot and Fix Exit Gate Arm - **Approved- \$460.06**

Best Plumbing to repair drinking fountain pipe burst at pool - **Approved - \$296.17**

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 February 28, 2026, financials for review.

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.

Nenice Zaula
Secretary

5/19/26
Date