

THE BOARD OF DIRECTORS OF THE LAKES OF WOODTRACE COMMUNITY ASSOCIATION, INC. HELD A BOARD MEETING ON MAY 19, 2026, AT 4:00 PM LOCATED AT THE COMMUNITY CLUBHOUSE, LOCATED AT 34010 HIGHLAND TERRACE LANE, PINEHURST, TX 77362.

DIRECTOR'S PRESENT:

Mark Smythe, Denice Zanella, Frank Brown, and Larry Hamilton, and Cristian Muhrer.

ALSO, PRESENT:

Susana Jas 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.

APPROVAL OF MINUTES:

A motion was made, and seconded to approve the minutes of March 17, 2026, Board Meeting, motion carried.

SUMMARY OF BOARD DECISIONS MADE BETWEEN MEETINGS:

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

Tomball ISD Facility Rental for 2026 Annual Meeting – **Approved** \$290.00

IMS - Dead Tree Removal & Sod Install – **Approved** \$625.14

Itech Monitoring – Digital Watchdog Spectrum Camera System at Gate House – **Approved** \$4,699.57

ATT - Wireless internet for gate house – **Approved** \$164.24

Summit Air LLC - Mini Split for Gate House – **Approved** \$3,825.00

Country Air – A/C Maintenance – **Approved** \$350

MDZ Construction Decking and Fence Repair – **Approved** \$450.99

itech Monitoring -Brivo Access Control System – **Approved** \$3,458.86

itech Monitoring - Brivo Guest Entry, Access & License Plate – **Approved** \$14,178.47

NBD- Pool Sign – **Approved** \$370.73

NEW BUSINESS:

The Board conducted the annual Election of Officers for the five officer positions.

Nominations were taken for each position, and the Board voted accordingly. The results are as follows:

- **President** — Mark Smythe
- **Vice President** — Frank Browne
- **Secretary** Denice Zanella
- **Treasurer** — Larry Hamilton
- **Member at Large** —Cristian Muhrer

Initiation of Collection and Foreclosure Actions:

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

Authorization for settlement, Board countered and voted to approve a settlement in case with Board conditions for FIRM File 24-08-11997

Enforcement Actions:

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

Account 4151302014 – Missing Tree
Account 4151302006 – EMR 9ft Fence
Account 4151502014 – Landscaping Misc.

Pool Table Bid: The Board reviewed the quotes for replacement pool tables due to ongoing damage to the existing tables. After discussion, the Board voted to approve the McKenna Contracting bid for four (4) mounted round pool tables.

FINANCIALS:

The Board presented with the April 30, 2026, financial statements for review. A motion was made, seconded, and carried to approve April 30, 2026, financials as presented. The Board also reviewed the Accounts Receivable report. Out of 901 homes, 136 are delinquent and 765 are paid, which reflects 84.9% paid and 15.1% unpaid.

COMMITTEE UPDATES:

Rick R., representing the Beautification Committee, provided an overview of the current beautification plans and a follow-up summary of the recent meeting held with the vendors during the Beautification Committee session. Mr. Rick also provided an update that the Foundation Committee has gifted funds to the Beautification Committee, which will be added to their budget.

HOMEOWNER PUBLIC FORUM:

There were six (32) homeowners present. Board answered questions from homeowners.

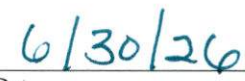
NEXT MEETING:

The next board meeting was scheduled for June 30, 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