

THE BOARD OF DIRECTORS OF THE LAKES OF WOODTRACE COMMUNITY ASSOCIATION, INC. HELD A BOARD MEETING ON JUNE 30, 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 J and Angie M as managing agents 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 2:59 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 3:21 p.m.

OPEN SESSION

CALL TO ORDER:

The Open Session portion of the meeting was called to order at 3:59 p.m.

APPROVAL OF MINUTES:

A motion was made, and seconded to approve the minutes of May 19, 2026, Board Meeting, motion carried.

SUMMARY OF BOARD DECISIONS MADE BETWEEN MEETINGS:

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

- a) TLR Tree Pruning / Service completed – Approved \$2,489.75
- b) On Guard, Inc. - Cellular 911 Annual Service – Approved \$535.84
- c) TLR– Irrigation Back-flow Preventer Replacement – Approved \$1,732.00
- d) TLR - Emergency callout – Approved \$259.80
- e) TLR- Wooden Fence Replacement- 315 Lagarto Way – Approved \$3,090.00
- f) Itech Monitoring– Gate Maintenance Call. – Approved \$455.81
- g) Clearwater Chemistry– Pool Attendants 2026 Budget - Approved \$28,823.80
- h) Strike Electric - Clubhouse Exterior Lighting Repairs– Approved \$465.48
- i) MDZ Construction – Common Area Fence Repair – Approved 186.00
- j) Together Farms –Bee Removal - Approved \$375.00
- k) Mckenna Contracting – (4) 46' round pool tables – Approved \$7,192
- l) Itech Monitoring - Verizon Cell Unit Installation for Gate Cameras – Approved \$535.00

NEW BUSINESS:

Initiation of Collection and Foreclosure Actions:

The Board reviewed collection and foreclosure matter in Executive Session. At this time, no new actions will be initiated.

Enforcement Actions:

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

Account 4151302006 – EMR 9ft Fence

Account 4151502014 – EMR Missing Front Yard Tree. - Proceed after July 20th

FINANCIALS:

The Board was presented with the May 31, 2026, financial statements for review. A motion was made, seconded, and carried to approve the May 31, 2026, financials as presented. The Board also reviewed the Accounts Receivable report. Out of 901 homes, the following delinquency summary was noted: 9 owners are currently delinquent, 48 owners have been sent to the attorney for unpaid assessments. 11 of the 48 owners at the attorney have reached out requesting a payment plan. 49 owners have an outstanding balance ranging from \$5.00 to \$100.00

COMMITTEE UPDATES:

Rick R., representing the Beautification Committee, provided an overview of the current beautification plans and a follow-up summary of the recent committee meeting. Mr. Rick also reported that the Foundation Committee has given funds to the Beautification Committee, which will be added to their budget. These funds will be used to install additional trees throughout the community.

Rick additionally provided a MUD update for the owners present. Kinder Morgan will be meeting with him and the MUD to discuss options for reinforcing the easement/utility line area to deter children from riding dirt bikes and ATVs in that section.

Rick also mentioned that the MUD has approved installation of the missing sidewalks along Woodtrace Blvd, near AT&T, continuing toward Delwood/Redwood and Sienna Forest off Knoll High Point. This project will address gaps in pedestrian access and improve walkability in those areas.

HOMEOWNER PUBLIC FORUM:

There were six (20) homeowners present. During homeowner discussion, several owners requested that the restrooms be opened from 6:00 a.m. to 8:00 p.m. so early runners and walkers can access the facilities. The Board agreed to the request, and the restroom schedule will be updated accordingly.

NEXT MEETING:

The next board meeting was scheduled for July 21, 2026, at 4:00 p.m.

ADJOURN:

With no further business, there was a motion, seconded and carried to adjourn the meeting at 5:45 p.m.

Denise Janella
Secretary

6/30/2026
Date