



Lakes of Woodtrace Homeowners Association, Inc.

Board of Directors Board Meeting

Date: Tuesday August 25, 2026

Open Session: 4:00 p.m. – 5:00 p.m.

Executive: 3:00 p.m.

Location: Community Clubhouse

34010 Highland Terrace Ln, Pinehurst, TX 77362

AGENDA

Executive Session (Board Members Only – Closed to Homeowners)

- I. Establish Quorum and Call to Order
- II. Attorney Status Report
- III. Enforcement Action
- IV. Adjourn into Open Session

Open Session (Open Homeowners/Public)

- I. Call to Order
- II. Disposition of Minutes – July 29, 2026
- III. Financial Report – July 2026
- IV. Management Reports
 - Architectural Review Committee – Exterior Modification Request
 - Action Item Report
 - New Homeowner Report
- V. Business
 - A. Initiation of Collection Actions, Foreclosure Actions, & Deed Restriction Enforcement Actions.
 - B. Announcement of Board Decisions Made Between Board Meetings:
 - Gate Repair – Swiftlane Intercom Not Working – iTech – \$375.38
 - Pool Repair – 2 Inch Push/Pull Valve – Clearwater Chemistry – \$1,150.00



B. (Continued) Announcement of Board Decisions Made Between Board Meetings:

- CPA – 2025 Audit – Albarado & Friery – \$5,590.00
- General Maintenance – Pool Gate Repair – Lew’s Automatic Gates – \$200.00
- Gate Repair – Visitor Arm Not Switching Out of Manual Mode – iTech – \$321.75
- Irrigation Repairs – Texan Landscaping Rivera – \$11,490.74
- Guard Shack – Repair & Install Sign – MDZ Construction – \$150.00
- General Maintenance – Pool Restrooms – Toilet Repairs – Best Plumbing – \$654.40
- General Maintenance – Wooden Fence Replacement – 1103 Wooded Landing Lane – Texan Landscaping Rivera – \$7,063.31
- General Maintenance – Install 4 Picnic Tables – McKenna Contracting – \$7,785.34

VI. New Business

- 2027 Budget Meeting Scheduling
- Board Meeting Schedule Update
- Additional Business

VII. Community Updates

- Common Area Landscaping Enhancement Locations - Board Discussion
- MUD updates – Board M.U.D Member
- Beautification Committee updates – David Ricke
- Social Committee updates – Rachel Barnette
- Amending the CC&R’s – Discussion
- Off Duty Officer Contract – Discussion
- Street Parking update – Board President

VIII. Homeowner Open Forum – (One Homeowner at a Time (3) minutes or less)

IX. Set Next Meeting Date

X. Adjourn