

The Board reviewed the Special Business Meeting Minutes of October 1, 2025.

Motion to approve the Special Business Meeting Minutes of October 1, 2025

Motion by Matthew Henehan

Seconded by Stan Cook

	FOR	AGAINST	ABSTAIN
Terry Canup	Absent		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	Absent		
David Martin	X		
Jacob Morgen			X
Glenda Stroud	X		

Vote: 6 for 0 against 1 abstain

The motion to approve the Special Business Meeting Minutes of October 1, 2025, passed.

Officers Reports

President's Report – Mr. Cook reported that the work in the gym is coming along. For now, getting the sheetrock completely dry is the priority.

Vice President’s Report – Mr. Canup – Absent

Treasurer’s Report – Mrs. Stroud reported that the balance at UBS (Reserves) is \$596, 893.79 (or less than \$4000 short of \$600,000). We have CDs coming due in each of the first four months of the rapidly approaching new year.

General Manager’s Report – Ms. Morales

In-house collections:	\$32,143
Collections from legal:	\$3,470
Transfer Fees:	\$19,450
Resale Certificates:	<u>\$975</u>
Total:	\$56,038

The ceiling remained wet when the painters visited on October 2 and needs more time to dry. The vents will be installed before the painting. The cost of painting will double due to the amount of additional prep work needed.

The Board reviewed the bids for vents, which will be installed before the painting.

Motion to approve Beverage Roofing’s bid of \$5,496 to install dome vents.

Motion by Stan Cook

Seconded by Leslie Eaton

	FOR	AGAINST	ABSTAIN
Terry Canup	FOR		
Linda Coblentz	Absent		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	X		
David Martin	Absent		
Jacob Morgen	X		
Glenda Stroud	X		

Vote: 7 for 0 against 0 abstain

Motion to approve the variance for fence height of 6' 6" on the Beachcomber property as requested by ARC
 Motion by Matthew Henehan Seconded by Stan Cook

	FOR	AGAINST	ABSTAIN
Terry Canup	Absent		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	Absent		
David Martin	X		
Jacob Morgen	X		
Glenda Stroud	X		

Vote: 7 for 0 against 0 abstain

The motion to approve the variance for fence height of 6' 6" on the Beachcomber property requested by ARC passed.

- Budget and Finance** – Ms. Stroud – no meeting, no report
- Bylaws & Policies** – Mr. Canup – no meeting, no report
- Communications** – Ms. Coblentz - no meeting, no report
- Elections** – Mr. Kuhl – no meeting, no report
- Facilities** – Mr. Cook – no meeting, no report
- Personnel** – Mr. Cook – no meeting, no report

Special Committee Reports

- Revision of Restrictive Covenants** – Mr. Cook – no meeting, no report
- Revision of Founding Documents** – Mr. Cook – no meeting, no report

Comments from the audience

Fred Swerdlin commented on the use of deeds or HCAD.

Recessed to Business Closed Meeting at 7:42.
Recommence Open Meeting Agenda at 8: 15.

Revenue Enhancement – Mr. Cook – Meeting held October 7th

The board discussed the rate to be charged and the exact wording of the motion to establish that rate as the Supplemental Community Services Chare

Motion to approve the Supplemental Community Services Charge (SCSC) using a yearly rate of \$.032 per square foot resulting in a total yearly rate of \$.040 for new owners of house sold on or after July 1, 2026.

Motion by Stan Cook Seconded by David Martin

	FOR	AGAINST	ABSTAIN
Terry Canup	Absent		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan			X
Robert Kuhl	Absent		
David Martin	X		

Jacob Morgen	X		
Glenda Stroud	X		

Vote: 6 for 0 against 1 abstain

The motion to approve the Supplemental Community Services Charge (SCSC) using a yearly rate of \$.032 per square foot resulting in a total yearly rate of \$.040 for new owners of house sold on or after July 1, 2026.

Motion to approve the draft instrument-ballot and draft petition.

Motion by Stan Cook

Seconded by Leslie Eaton

	FOR	AGAINST	ABSTAIN
Terry Canup	Absent		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	Absent		
David Martin	X		
Jacob Morgen	X		
Glenda Stroud	X		

Vote: 4 for 0 against 0 abstain

The motion to approve the draft instrument-ballot and draft petition.

The board discussed the options it has about how much of the constituency to include in the first election. The options were one section in Meadowgreen, one subdivision at a time, or all subdivisions (a total of 17 sections with slightly different deed restrictions).

Motion to roll out with all properties in the 17 sections of all subdivisions voting at once.

Motion by David Martin

Seconded by Jacob Morgan

	FOR	AGAINST	ABSTAIN
Terry Canup	Absent		
Linda Coblentz		X	
Stan Cook	X		
Leslie Eaton		X	
Matthew Henehan	X		
Robert Kuhl	Absent		
David Martin	X		
Jacob Morgen			X
Glenda Stroud	X		

Vote: 4 for 2 against 1 abstain

The motion fails for lack of the majority of five.

After some discussion, the Board voted again.

Motion to include all 17 sections from all subdivisions in this election.

Motion by David Martin

Seconded by Stan Cook

	FOR	AGAINST	ABSTAIN
Terry Canup	Absent		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton		X	

Matthew Henehan	X		
Robert Kuhl	Absent		
David Martin	X		
Jacob Morgen			X
Glenda Stroud	X		

Vote: 5 for 1 against 1 abstain

The motion to include all 17 sections from all subdivisions in this election passed

The approval of the marketing strategy and process was tabled.

Motions from Closed Session

Motion to approve the September 17, 2025, Closed Meeting Minutes as discussed in Closed.

Motion by Linda Coblentz

Seconded by Stan Cook

	FOR	AGAINST	ABSTAIN
Terry Canup	Absent		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan			X
Robert Kuhl	Absent		
David Martin			X
Jacob Morgen	X		
Glenda Stroud	X		

Vote: 5 for 0 against 2 abstain

The motion to approve the September 17, 2025, Closed Meeting Minutes as discussed in Closed passed.

Motion to excuse Trustee absences for September 17, 2025, as discussed in Closed

Motion by Linda Coblentz

Seconded by Stan Cook

	FOR	AGAINST	ABSTAIN
Terry Canup	Absent		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan			X
Robert Kuhl	Absent		
David Martin			X
Jacob Morgen	X		
Glenda Stroud	X		

Vote: 5 for 0 against 2 abstain

The motion excuse Trustee absences for September 17, 2025, as discussed in Closed passed.

Motion to file suit against the Beachcomber property in district court as discussed in Closed.

Motion by Linda Coblentz

Seconded by David Martin

	FOR	AGAINST	ABSTAIN
Terry Canup	Absent		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		

Matthew Henehan	X		
Robert Kuhl	Absent		
David Martin	X		
Jacob Morgen	X		
Glenda Stroud	X		

Vote: 7 for 0 against 0 abstain

The motion to file suit against the Beachcomber property in district court as discussed in Closed passed.

Motion to file suit against the Rill property in district court as discussed in Closed

Motion by Linda Coblentz

Seconded by David Martin

	FOR	AGAINST	ABSTAIN
Terry Canup	Absent		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	Absent		
David Martin	X		
Jacob Morgen	X		
	X		

Vote: 7 for 0 against 0 abstain

The motion to file suit against the Rill property in district court as discussed in Closed passed.

Motion to file suit against the Bay Area Building H property in JP court as discussed in Closed

Motion by Linda Coblentz

Seconded by Leslie Eaton

	FOR	AGAINST	ABSTAIN
Terry Canup	Absent		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	Absent		
David Martin	X		
Jacob Morgen	X		
Glenda Stroud	X		

Vote: 7 for 0 against 0 abstain

The motion to file suit against the Bay Area Building H property in JP court as discussed in Closed passed.

Motion to file suit against the Buccaneer property in district court as discussed in Closed

Motion by Linda Coblentz

Seconded by David Martin

	FOR	AGAINST	ABSTAIN
Terry Canup	Absent		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	Absent		

David Martin	X		
Jacob Morgen	X		
Glenda Stroud	X		

7 for 0 against 0 abstain

The motion to file suit against the Buccaneer property in district court as discussed in Closed passed.

Motion to file suit against the Bay Area Building D property in district court as discussed in Closed
 Motion by Linda Coblentz Seconded by David Martin

	FOR	AGAINST	ABSTAIN
Terry Canup	Absent		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	Absent		
David Martin	X		
Jacob Morgen	X		
Glenda Stroud	X		

7 for 0 against 0 abstain

The motion to file suit against the Bay Area Building D property in district court as discussed in Closed passed

Motion to request a new Order of Sale if the Mortgage company is not foreclosing on the El Dorado property as discussed in Closed

Motion by Linda Coblentz Seconded by David Martin

	FOR	AGAINST	ABSTAIN
Terry Canup	Absent		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	Absent		
David Martin	X		
Jacob Morgen	X		
Glenda Stroud	X		

7 for 0 against 0 abstain

The motion to request a new Order of Sale if the Mortgage company is not foreclosing on the El Dorado property as discussed in Close passed.

Motion to move the EL Camino Real to legal for unresolved deed violations as discussed in Closed
 Motion by Linda Coblentz Seconded by Stan Cook

	FOR	AGAINST	ABSTAIN
Terry Canup	Absent		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		

Robert Kuhl	Absent		
David Martin	X		
Jacob Morgen	X		
Glenda Stroud	X		

7 for 0 against 0 abstain

Motion to move the EL Camino Real to legal for unresolved deed violations as discussed in Closed passed.

Motion to proceed with Non-Compliance prior to filing the combo-suit for the Rill property as discussed in Closed

Motion by Linda Coblentz

Seconded by Jacob Morgen

	FOR	AGAINST	ABSTAIN
Terry Canup	Absent		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	Absent		
David Martin	X		
Jacob Morgen	X		
Glenda Stroud	X		

7 for 0 against 0 abstain

The motion to proceed with Non-Compliance prior to filing the combo-suit for the Rill property as discussed in Closed passed.

The motion to write off \$480 for Knight Vest Management as discussed in Closed

Motion by Linda Coblentz

Seconded by David Martin

	FOR	AGAINST	ABSTAIN
Terry Canup	Absent		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	Absent		
David Martin	X		
Jacob Morgen	X		
Glenda Stroud	X		

The motion to write off \$480 for Knight Vest Management as discussed in Closed passed.

Motion not to hold a Board of Trustee Meeting on October 29, 2025

Motion by Matthew Henehan

Seconded by Stan Cook

	FOR	AGAINST	ABSTAIN
Terry Canup	Absent		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	Absent		

David Martin	X		
Jacob Morgen	X		
Glenda Stroud	X		

7 for 0 against 0 abstain

The motion not to hold a Board of Trustee Meeting on October 29, 2025, passed.

The meeting adjourned at 9:32 p.m.


 Linda Coblentz, Board Secretary


 Date