

Summerwood Trails HOA, Inc.

MINUTES FROM BOARD OF DIRECTORS MEETING

Tuesday, December 3, 2024

12:00pm

Amity Community Management Group Offices

96 Beach Walk Blvd.

Conroe, TX 77304

Training Room - Downstairs

The meeting was called to order at 12:02pm by Vice President, Matt Rodriguez.

Present – Jacob Freeman – President

Present – Matt Rodriguez – Vice President

Present — John Rodriguez - Secretary/Treasurer

Jennifer Stanley, Amity Community Management Group, LLC

Owners – Sign in Sheet

Meeting Minutes: Board of Directors Meeting August 20, 2024

Jacob Freeman moved to approve the August 20, 2024 Board of Directors Meeting Minutes as presented. Second by Matt Rodriguez. Passed unopposed.

Financials: The August 2024 Financials were received from Clarity Consulting and reviewed. Cash Operating: 64,389.50; Reserves Accounts – Special Assessments: 8,886.21; Operating Reserve \$22,007.84; Accounts Receivable; 16,456.35; Total \$111,298.91.

Jacob Freeman moved to approve the Financial Reports as presented. Second by Matt Rodriguez. Passed unopposed.

2025 Budget Draft and Approval:

Discussion: The Board reviewed and modified the Draft 2025 Budget.

Matt Rodriguez moved to approve the 2025 Budget as amended. Second by Jacob Freeman. Passed unopposed.

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Maintenance Report:

Discussion: Lighting and irrigation repairs completed main entrance. Entergy contacted for additional street light placements at both entrances. Dead tree removed on Section II Reserve at Moon Rd.

Old Business:

Section II Reserves Transfer Updates – Completed – Recorded November 21, 2024.

Approve Landscape Contract Addendum No.1:

Discussion: The Board reviewed Contract Addendum No. 1 with Yellowstone Landscape that includes maintaining Section II Reserves.

Jacob Freeman moved to approve Contract Addendum No. 1 with Yellowstone Landscape. Second by Matt Rodriguez. Passed unopposed.

Architectural Review:

Discussion: Additional Committee volunteer needed.

Matt Rodriguez moved to appoint Veronica Seymore to the Architectural Review Committee. Second by John Rodriguez. Passed unopposed.

ARC:

Chance Hallman, Cailyn Waegner, Veronica Seymore

New Business:

Discussion: Adding Stop Signs – Summertime Dr./Summer Oak Trail – contact County; Lowering Speed Limit – County; Aerators for Pond; Reserve allocation to adjacent Owners – Legal Opinion.

Priority Projects 2025:

Street Light Installation at both Entrances
Bus Stop/Mail Box Canopies
Playground Equipment
Pond Aerators

1:00pm Adjournment of Board of Directors Meeting.