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SUMMERWOOD TRAILS HOMEOWNERS ASSOCIATION, INC.

NOTICE OF SPECIAL MEETING OF THE BOARD OF DIRECTORS

In accordance with the Texas Property Code and the Association's governing documents, notice is hereby given that the Board of Directors of Summerwood Trails Homeowners Association, Inc. will hold a Special Meeting of the Board of Directors to consider and act on matters related to a Board election for the Director position currently held by Jacob Freeman, to elect officers, to consider a resolution ratifying prior actions of the Board, and to receive reports on collections, the Section 2 special assessments, and the status of the Association's legal matters.

Owners may attend and listen to the meeting by Zoom or by telephone using the information below.

Date: Wednesday, November 11, 2026

Time: 10:00 a.m. Central Time

Location: Via Zoom Teleconference

Zoom Meeting Information:

Meeting Link:
https://us02web.zoom.us/j/81237679006?pwd=defcSUqDOG4DjakoI4UFObYhyVcVIL.1

Meeting ID: 812 3767 9006

Passcode: 121528

Dial-in by Phone: +13462487799 US (Houston), +17193594580 US (Meeting ID: 812 3767 9006; Passcode: 121528)

SUMMERWOOD TRAILS HOMEOWNERS ASSOCIATION, INC.

SPECIAL BOARD OF DIRECTORS MEETING AGENDA

Date: Wednesday, November 11, 2026

Time: 10:00 a.m. Central Time

Location: Zoom Teleconference

1. Call to Order

- Establish Quorum
- Verification of Notice

2. Owner Comments

Owners may address the Board on items on this agenda. Comments are limited to 3 minutes per owner.

3. Reports (informational only; no action will be taken)

A. Collections Report

Report from the Board and the Managing Agent on the status of delinquent assessment accounts, including the total amount delinquent, the number of accounts, and the status of the Association's Collection Policy and Payment Plan.

B. Section 2 Special Assessments Report

Report on the special assessments applicable to Summerwood Trails Section 2, including the $40 monthly special assessment levied by Lake Conroe Hills Municipal Utility District and the $20 monthly roads, drainage, and utilities assessment, and how each is billed and collected.

C. Attorney Report

General report from the Association's attorney on the status of legal matters, including the number and general types of owner inquiries and records requests received, and the status of projects completed and in progress. Legal advice and confidential attorney-client communications will be addressed only in executive session.

4. New Business

A. Board Election for Director Position

Discussion and possible action on a Resolution calling an election of the Members for the Director position currently held by Jacob Freeman for the remainder of the term ending at the 2027 Annual Meeting of the Members.

B. Candidate Filing Period

Discussion and possible action regarding the deadline for submission of candidate applications and related election requirements.

C. Election Date

Discussion and possible action regarding the date and timeline for conducting the election.

D. Voting Methods

Discussion and possible action regarding the methods by which owners may cast votes in the election, including:

- In-Person Voting
- Voting by Proxy
- Absentee Ballot

E. Authorization of Election Materials

Discussion and possible action regarding preparation and distribution of election notices, candidate information, ballots, proxies, absentee voting materials, and related election documents.

F. Election of Officers

Discussion and possible action on the election of officers to fill vacant officer positions.

G. Ratification of Prior Board Actions

Discussion and possible action on a Resolution ratifying prior actions of the Board of Directors, excluding the Yellowstone landscaping contracts and construction and capital improvement projects.

5. Executive Session

The Board may adjourn into closed executive session to discuss individual delinquent accounts and enforcement matters, and to consult with the Association's attorney, as permitted by Section 209.0051(c) of the Texas Property Code.

6. Reconvene in Open Session

Summary of any decisions made in executive session, as required by Section 209.0051(c) of the Texas Property Code.

7. Adjournment

CERTIFICATE OF NOTICE

I hereby certify that this Notice of Special Meeting of the Board of Directors was provided to the owners of Summerwood Trails Homeowners Association, Inc. in accordance with Section 209.0051(e) of the Texas Property Code by:

1. Posting the notice on the Association's website on November 4, 2026, at 5:00pm.; and
2. Emailing the notice to each owner who has registered an email address with the Association on November 4, 2026, at 2:00pm.

Notice of the meeting was also provided to each Director on November 4, 2026.

Jennifer Stanley

Authorized Representative

Summerwood Trails Homeowners Association, Inc.