96 Beach Walk Blvd., Ste. 207, Conroe, TX 77304 936-703-5256 Office | 936-703-5258 Fax
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SUMMERWOOD TRAILS HOMEOWNERS ASSOCIATION, INC.

DECEMBER 7, 2026 - NOTICE OF SPECIAL MEETING OF THE MEMBERS (ELECTION MEETING) AND NOTICE OF BOARD OF DIRECTORS MEETING

This meeting is being held for the purpose of conducting the election of one (1) Director to fill the remainder of the current term and to conduct Association business. Following the Election Meeting, the Board of Directors will hold a Special Meeting at 7:00 p.m., or immediately following adjournment of the Election Meeting, whichever is later, to elect officers and conduct year-end business. The election was called by Board action for the Director position currently held by Jacob Freeman through the 2027 Annual Meeting.

Date: Monday, December 7, 2026
Time: 6:00 p.m.
Location: Willis Community Center
109 W. Mink Street
Willis, Texas 77378

MEMBERSHIP ELECTION MEETING AGENDA

1. **Call to Order**
2. **Establish Quorum**
3. **Introductions**
4. **Proof of Notice**
5. **Election Procedures**
    - Explanation of Voting Procedures
        - Every vote cast at the meeting must be on a written ballot signed by the owner.
        - An owner who votes in person supersedes any absentee ballot the owner submitted.
        - Proxies must be presented to the Managing Agent before voting begins.
    - Collection of Ballots
6. **Election of One (1) Director**
    - Candidate Introductions (if present)
    - Close Voting
    - Tabulation of Ballots by the Managing Agent. No candidate, and no person related to a candidate within the third degree by consanguinity or affinity, may tabulate or have access to the ballots.

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7. **Announcement of Election Results**
    - Certification of Election Results
    - Seating of Elected Director
8. **Association Business Update**
9. **Owners Forum**
    - Comments limited to three (3) minutes per owner
    - The Board will listen to comments but may not take action on items not listed on this agenda
10. **Adjournment of Membership Election Meeting**

SPECIAL MEETING OF THE BOARD OF DIRECTORS

Date: Monday, December 7, 2026
Time: 7:00 p.m., or immediately following adjournment of the Membership Election Meeting, whichever is later.
Location: Willis Community Center
109 W. Mink Street
Willis, Texas 77378

BOARD MEETING AGENDA

1. **Call to Order**
2. **Establish Quorum**
3. **Election of Officers**
    - President
    - Vice President
    - Secretary
    - Treasurer
4. **New Business**

    A. Adoption of 2027 Operating Budget

    - Review and consideration of the proposed 2027 Budget
    - Discussion and possible action to adopt the 2027 Budget

    B. Ratification of Prior Board Actions

- Discussion and possible action to ratify prior Board actions taken on behalf of the Association, excluding any matters specifically excluded by prior Board resolutions.

5. **Executive Session** (if needed). The Board may adjourn into executive session to consult with the Association's attorney on confidential attorney communications as allowed by Section 209.0051(c) of the Texas Property Code.
6. **Reconvene in Open Session; Summary of Any Decision Made in Executive Session**
7. **Adjournment**