

**MINUTES OF THE ANNUAL MEETING OF THE PROPERTY OWNERS/MEMBERS
OF
SUMMIT NORTH ESTATES, INC.**

The annual meeting of the property owners/members (the “Owners”) of SUMMIT NORTH ESTATES, INC. (the “Association”), which manages the subdivision community known as Summit North Estates Phases 1 through 5 located in Comal County, Texas (the “Subdivision”), was held on Saturday, May 13, 2023, at 9:00 a.m. at North Shore United Methodist Church, 23880 North Cranes Mill Road, Canyon Lake, Texas 78133.

Notice of the annual meeting was given by the Association by:

- Posting of notice on bulletin board at the Subdivision’s mailbox pagoda;
- Posting on the Association's website and Facebook page; and
- Email bulletin to the Owners.

The purpose of this meeting was to appoint successors to those directors of the Association whose appointments are expiring, providing annual updates to the Owners, and attending to such other business as may come before the Owners at such meeting.

Directors in attendance: James Dittman – expiring term
 Melissa Webb – expiring term
 Lisa Slawson
 Karma Helmcamp
 Raven Honesty

Following check-in of the Owners in attendance, Raven Honesty, current secretary of the Association, reported sufficient Owners were in attendance to achieve a quorum. James Dittman, current president of the Association, called the meeting to order and the following proceedings occurred:

The Directors delivered community updates to the Owners, including:

- Melissa Webb, current treasurer of the Association, provided the annual financial recap for FY2022.
- James Dittman discussed highlights of the work undertaken to implement approved amenities at the Subdivision during the preceding year.
- Karma Helmcamp, current compliance officer of the Association, provided an overview of common non-compliance issues affecting the Subdivision and potential resolutions.
- Lisa Slawson, current vice president of the Association, addressed the Association’s need to fill vacancies on the architectural control committee, events committee, and welcome committee, and requested Owners volunteer for such positions.

Raven Honesty addressed the Owners with respect to the directors election at hand, in which 2 director positions were up for appointment. The names of those Owners duly nominated prior to the annual meeting date were announced, and additional nominations were sought from the Owners present at the meeting (with none presented at such time). The Owners then cast their respective votes by written ballot.

All voting having then been concluded, the floor was opened to the Owners for discussion, input and potential new business before the Association and/or with respect to the Subdivision.

Upon conclusion of the open discussion forum, the following results of the director election were reported:

- Teri Oswald Fahrenbruch has been elected to serve on the Association's Board of Directors. Teri will serve a 2-year term, commencing immediately and expiring in 2025 or until her earlier resignation and/or removal in accordance with the Bylaws.
- It is acknowledged that each of Jacob Hanks and Gary Goessling received a single write-in vote by ballot; however, neither was duly nominated prior to the time of casting ballots. The directors will hereafter coordinate with such Owners to evaluate their respective eligibility, desire and availability for potential appointment to the remaining director vacancy on the Board.

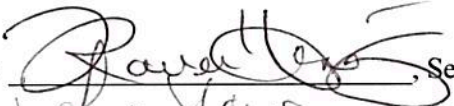
There being no further business to come before the annual meeting of the Owners, the Owners were thanked for their attendance and participation and the meeting was adjourned.

All capitalized terms used, but not otherwise defined, in these minutes will have the meanings ascribed to such terms within the *Bylaws* adopted by the Association, filed and recorded in the Official Public Records of Comal County, Texas, on November 23, 2021, as Instrument No. 202106060483.

These minutes may be executed in any number of counterparts as may be necessary and convenient, which, when assembled together, will constitute one and the same agreement.

The Secretary is authorized and directed to file these minutes in the records of the Association forthwith.

//
//

RECORDED BY: , Secretary

APPROVED BY: , President