

**MINUTES OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS
OF
SUMMIT NORTH ESTATES, INC.**

The annual meeting of the Board of Directors (the “Board”) 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 May 18, 2023, at 6:00 p.m. at 168 Primrose Path, Canyon Lake, Texas 78133.

The purpose of this meeting was to recap the events of, and actions taken at, the annual meeting of the property owners/members (the “Owners”), make annual officer appointments for the Association, and attend to such other business as may come before the Board at such meeting.

The following persons were present and participated in the annual meeting of the Board:

Directors in attendance: Lisa Slawson
 Karma Helmcamp
 Teri Fahrenbruch
 Raven Honesty

Following check-in of the Board, Raven Honesty, current secretary of the Association, reported sufficient directors were in attendance to achieve a quorum. Lisa Slawson, current vice president of the Association, called the meeting to order and the following proceedings occurred:

The Board read the minutes of 2023 annual meeting of the Owners. Upon motion duly made and unanimously carried, such meeting minutes were approved by the Board.

The Board then addressed the following business matters at hand:

- Remaining director vacancy --- It was acknowledged that only one director was duly nominated and elected as a result of the annual meeting of the Owners. Although 2 individuals received write-in nominations during the vote of the Owners at such meeting, both individuals thereafter declined such nominations. As such, there remains a vacant director position on the Board. The Board intends to hereafter solicit additional nominees and evaluate their respective eligibility, desire and availability for potential appointment to the remaining director vacancy on the Board.
- Annual appointment of officers --- The Board proceeded with the annual election of officers in accordance with the Association’s Bylaws. Upon motions duly made and unanimously carried, the Board adopted the following resolutions:

IT IS HEREBY RESOLVED: The following individuals are elected and appointed to serve as officers of the Association until the next annual meeting of the Board or until their respective earlier resignation and/or removal in accordance with the Bylaws:

President.....Lisa Slawson
Vice President (*interim*)Lisa Slawson*
TreasurerTeri Fahrenbruch
Compliance Officer.....Karma Helmcamp
SecretaryRaven Honesty

*The Board agrees Lisa Slawson will temporarily serve as the interim vice president of the Association until such time as the vacant director position is filled and the Board appoints another person to such in such officer capacity.

The annual appointment of officers for the Board having then been concluded, the Board then discussed and, where applicable, made certain decisions with respect to, the following matters relating to the Association and/or the Subdivision.

- Committee matters
 - Architectural Control Committee (“ACC”) --- With the recent director election by the Owners having occurred and Teri Fahrenbruch being appointed as a director on the Board, Gary Fahrenbruch has resigned as a member of the ACC; as a result, there currently remains only two persons on the ACC. The Board intends to hereafter solicit additional volunteers and evaluate their respective eligibility for potential appointment to the ACC.
 - Events Committee --- It was acknowledged that many Owners have signed-up to volunteer, from time to time, with certain events in the Subdivision. Upon motion duly made and unanimously carried, the Board appoints Rebecca Felan to serve as chairperson of the events committee.
 - Welcome Committee --- It was acknowledged that there has been an increase in both new home developments and resales of existing homes in the Subdivision, and it was discussed that the community could benefit from a committee whose purpose is to inform new homeowners on information relating to the Subdivision. Upon motion duly made and unanimously carried, the Board creates a “welcome committee.” The welcome committee’s purpose is to greet new homeowners in the Subdivision and provide such persons with pertinent information relating to the community (e.g. the Subdivision’s website and Facebook page; where to locate the Subdivision’s rules and restrictions; and information regarding gate codes and remotes, mail service, available utility providers, etc.). Further, the Board appoints Gary Fahrenbruch to serve as chairperson of the welcome committee.
- Compliance matters --- The Board discussed matters relating to the rise in compliance violations within the Subdivision. It was acknowledged that many Owners are unaware of their non-compliance until such time as they receive notification from the Compliance Officer. As such, the Board intends to hereafter post a notice providing an overview of common compliance violations in the community.
- Records and banking matters --- The Board discussed various changes needing made to the records of the Association and/or Subdivision as a result of the 2023 annual meetings of the Owners and the Board, and the Board will hereafter cause the filing and/or recordation of such instruments as are necessary to implement the required updates.
- Timeline for Completion of Entry Project --- The Board discussed the schedule and logistics for completion of the landscaping, irrigation, paving and security components necessary to complete the improvements to the Subdivision’s entry. It

was acknowledged the project is currently on track for completion in June/July 2023.

All matters requiring voting having been concluded, the floor was opened to the Board for general discussion as to potential new business with respect to the Association and/or Subdivision, which resulted in the following matters being placed on the list of future business to be discussed and/or decided by the Board of a later meeting thereof:

- Assess potential timeline for roadway improvements.
- Assess procedures relative to processing of resale certificate requests.
- Assess delinquencies in payment of assessment dues and potential placement of liens.
- Assess potential integration of records database for the Association.

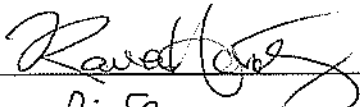
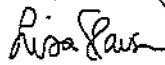
There being no further business to come before the annual meeting of the Board, the President thanked the Board for their attendance and participation and then adjourned the meeting.

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.

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RECORDED BY: , Secretary
APPROVED BY: , President