

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

The annual meeting of the members (the “Members”) 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 (“Subdivision”), was held on Sunday, May 19, 2024, at 1:00 p.m. at Fischer Store School Community Center, 12400 Highway 32, Fischer, Comal County, Texas.

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.

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

- Posting of notice on bulletin board at the Subdivision’s mail center/pagoda;
- Posting on the Association's website; and
- Email bulletin to the Members.

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

Directors in attendance:        Lisa Slawson – expiring term  
   Karma Helmcamp – expiring term  
   Raven Honesty – expiring term  
   Teri Fahrenbruch  
   Leanne Janke

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

Community updates were provided to the Members, including:

- The Association’s need to fill vacancies on the architectural control committee.
- Highlights of past social events coordinated by the Association’s event committee and upcoming social events – e.g. Independence Day potluck (July) and Texas Night Out (October).
- Creation of a new email address for use with general inquiries to the Association – i.e. [inquiries@summitnorth.org](mailto:inquiries@summitnorth.org).
- Highlights of past work undertaken by the Association to implement approved amenities at the Subdivision (e.g. front entrance build out and security camera replacement) and upcoming work – e.g. installation of additional security cameras at entrance and mail center, and build out of student bus stop.
- The condition of the Subdivision’s current restrictions documents, the impact thereon in light of ever evolving Texas subdivision law, and potential future revision of the Subdivision’s restrictions documents.
- Highlights of recent road repairs performed in the Subdivision and anticipated annual maintenance.

- Reminders relating to common non-compliance issues affecting the Subdivision – e.g. inappropriate parking, dark skies violations, animal waste, and guidelines pertaining to political signs.
- Annual financial recap for FY 2023 and the draft 2024 annual budget.

The president then addressed the Members with respect to the directors election at hand - in which 3 director positions were up for appointment. Candidate nominations were requested from the Members present at the meeting (with none presented at such time). As a result, duly nominated and vetted candidates included only the incumbent directors whose terms were expiring; therefore, no introductions were presented. The Members then cast their respective votes by written ballot.

All voting having then been concluded (and directors Leanne Janke and Teri Fahrenbruch tallying votes made in person at the meeting and by absentee ballot), the open discussion portion of the meeting commenced and included:

- Inquiries and discussion concerning maintenance of new wood entrance fencing – e.g. cleaning, sealing and/or staining).
- Inquiries and discussion regarding the amenities included as part of the 7-year improvement plan approved in 2021.
- Inquiries and discussion regarding historical road maintenance in the Subdivision, current and anticipated future road maintenance, and anticipated Board vote on increase of the Road/Construction Compliance Fee.
- Inquiries and discussion regarding the ranch property abutting the Subdivision, including whether there exists any unextinguished easements granted by the Subdivision’s developer that may benefit such ranch property and/or have a negative impact on the Subdivision.
- Inquiries and discussion regarding any remedies available to the Association and/or the Subdivision’s homeowners relating to non-maintained vacant lots – e.g. “tinder box” lots.
- Inquiries and discussion regarding any remedies available to the Association and/or the Subdivision’s homeowners relating to lot excavations by Owners/Builders.

Upon conclusion of the open discussion form, Leanne Janke reported the results of the votes of the Members, as follows:

- Each of Lisa Slawson, Karma Helmcamp and Raven Honesty has been elected to serve on the Association’s Board of Directors, to serve 2-year terms, commencing immediately and expiring in 2026 or until each such director’s earlier resignation and/or removal in accordance with the Bylaws.

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

These minutes may be executed in electronic or other digital format with the same force and effect as manual execution and original signature applied to this document.

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

RECORDED BY:  /s/ Raven Honesty, Secretary

APPROVED BY:  /s/ Lisa Slawson, President