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Davis Mountains Property Owners Association, Inc

101 Yellow Knife Trail, Fort Davis, TX 79734

E-Mail: dmpoa@mztv.net

Office Manager: Krysta Koetting

Phone: 432-426-3374

May 1, 2026

Dear Fellow Property Owners,

It is once again time for our Annual Meeting of Property Owners and Board of Directors elections. Also, this will be a special meeting for the purpose of amending the Declaration of Covenants and the By-Laws. It is very important for everyone who can, to attend the meeting on June 27, 2026. The polls open at 10:00 AM in the Community Center and the meeting will be held in the DMRVFD building beginning at 2:00 PM. Following the meeting, the DMRVFD will host a potluck meal. All are welcome to attend. The DMRVFD and DMPOA will provide the meat. Community members please bring your favorite side dish or dessert to share. The meal is free of charge but donations will gladly be accepted.

There is a county wide BURN BAN in effect, meaning that there are to be no open fires anywhere,

We would like to thank everyone who is participating in the Firewise program. More information can be found on the DMPOA.net website under the Firewise link. Also, don't forget to sign up for Jeff Davis County Reverse 911.

There have been many happenings in the DMR this past year. Darell Fellers resigned from his position as head of the road crew. Prior to that, we hired Bill Pearson and Larry Davis. Please be patient as it will take time for them to learn their craft. Also, Una has decided to retire as our office manager.... again. This time for good, which makes both of us very happy. Please welcome Krysta Koetting, who will take over at the beginning of July.

We will be requesting an increase in assessments. The average HOA/POA assessments/dues in Texas are \$200-\$300/month per lot. It is very difficult for us to maintain our 6600 acre paradise given the amount we currently collect. Bill Ghormley will present this information, which is included on the last page of this mailing.

The DMPOA does not own the ranch road that we use to access the DMR. This road is owned by the ranchers whose properties the road runs through. There have been increasing complaints from the ranch owners concerning the speeds of vehicles traveling in and out on THEIR road. Please respect the speed limit signs! Otherwise, they have promised to take actions that nobody will like.

If you have not yet given your email address to the office, please send it to dmpoa@mztv.net. You will then be sent an invite to sign up on HOAWorks, where you can view important documents, keep up with community news, and pay your assessments.

SPECIAL MEETING

1) Community members have raised concerns regarding the existence of short-term rental units (STR's) in the DMR, which we thought we could prevent according to our covenants. However, our attorney informed us that we would have to write a new covenant that specifically prohibits STR's, which he has done. Any covenant changes have to be ratified by 2/3 of eligible votes cast by proxy or in person at the annual meeting of property owners. The particulars of the proposed new covenant can be found on the previous page.

2) It is necessary to amend the BY-LAWS, particularly Article 10, Section 2. (Disbursements). All disbursements shall be made out of the corporation's bank account, as authorized by the Board of Directors, by check counter signed by the President and the Treasurer of the corporation. In the absence of either the Treasurer or the President, then such checks may be counter-signed by the Vice-President along with the remaining officer. Given that the vast majority of banking is done electronically, it is impossible to conduct business without violating this by-law.

Again, the proposed revised By-Law can be found on the previous page.

Enclosed with this letter you will find the official proxy form and procedures, the candidates' statements and the agenda for the annual meeting. We hope to see each and every one of you in June but, if you aren't able to attend, please complete your proxy form and return it as soon as possible.

We are looking forward to seeing all of our neighbors on June 27th

Best wishes,

Dale Learish, DMPOA Board of Directors President

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