

## **Legends of Hutto Homeowners Association, Inc.**

### **Notice of Annual Meeting**

The Annual Meeting of the Legends of Hutto Homeowners Association, Inc. will be held on:

Thursday, January 30th, 2025, 6:30 pm sign in, 7pm meeting start

Hutto Discovery United Methodist Church

350 Ed Schmidt Blvd

Hutto, TX 78634

The main purpose of this meeting will be the election of a director to serve on the Board of Directors for the Association. If you would like to address the Board during discussion forum, please provide the question and your name to Monique through [careteam@rowcal.com](mailto:careteam@rowcal.com) by Tuesday, January 28th, 2025. We have added the option to vote electronically using a third-party representative, HOA Vote Now. This is a safe and efficient method to increase participation while saving both time and money. Each property with an email on file will receive an email invitation to vote from the association voting site. Please be sure to add this email address, [legendsofhutto@ivotehoa.com](mailto:legendsofhutto@ivotehoa.com) to your safe sender list/address book so you can participate in the vote. If we do not have your email address on file or you do not receive the email by 1/27/2025 (or require a paper ballot), you can still vote online. Please go to the web address listed below and click Contact Us to get your code. Web Address: <https://legendsofhutto.ivotehoa.com/register>

The Agenda for the meeting is as follows:

- A. Establish Quorum - quorum 10% of 761-minimum 76 homes
- B. Introductions
- C. Approval of Annual Meeting Minutes
- D. Annual Report
  - President's Report
  - Board Comments
  - Committee Reports - ACC
  - Financial Report
- E. Discussion Forum (General Community Issues Only, for owners that have pre-registered)
- F. Election Results
- G. Adjournment of Annual Owners Meeting
- H. Call director election meeting to order for the new Board

**Legends of Hutto Homeowners Association, Inc.**  
**2025 PROXY FORM**

**—ACTION REQUIRED—**

As member(s) of **Legends of Hutto Homeowners Association, Inc.** and as owner of the unit identified below, I would like to appoint:

Please Select **One** Below:

- ☐ The Board President, Chris Everett of the **Legends of Hutto Homeowners Association, Inc.**,  
**OR**

☐ \_\_\_\_\_

(Insert name only if you wish to name a different owner as the proxy holder)

I understand that by submitting this proxy and not attending the Annual meeting of the Association to be held on 1.30.2025, at 7pm, my home will be counted towards quorum, and I am giving my voting authority to the Board President or the individual named at the meeting, or any adjournment or reconvening of such meeting.

You are authorized to vote for or against any other matter or proposal which may properly come before such meeting.

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Signature of Unit Owner)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Address/Unit Number)

**INSTRUCTIONS:**

1. Complete and return this proxy if you are unable or unsure you will be able to attend the meeting.
2. The Proxy must be delivered to the address/email below, or brought to the meeting, but **must** be received by the Managing Agent, Monique Williams, by **Tuesday January 28<sup>th</sup>, 2025.**

Please email completed form to [careteam@rowcal.com](mailto:careteam@rowcal.com) or mail it to:  
**Legends of Hutto**, c/o RowCal, PO Box 421150, Minneapolis, MN 55442

**Legends of Hutto Annual Meeting Minutes**  
**January 30th, 2024 @ 6:30pm - Hutto Area Chamber of Commerce,**  
**122 East Street, Hutto, TX 78634**

**Board Members:** Lance Renfrew, Tony Wertz, Chris Everett (Not present: Sydnee Best and George Kando)

**Management Company:** Tanya Emmons - Pinnacle Texas Management

Meeting called to order at 6:33pm by Tony Wertz.

**1. Establish Quorum**

- a. Tanya Emmons confirmed quorum had been met. The vote count was 130 with 55 being from proxies.

**2. Approval of Prior Meeting Minutes**

- a. 12/7/2023 Meeting Minutes - Motion to approve made by Chris Everett, Seconded by Lance Renfrew. Motion passed 3-0.
- b. 1/12/2023 Meeting Minutes - Motion to approve made by Chris Everett, Seconded by Lance Renfrew. Motion passed 3-0.
- c. 1/25/2024 Meeting Minutes - Motion to approve made by Lance Renfrew, Seconded by Chris Everett. Motion passed 3-0.
- d. 10/17/2022 Annual Meeting Minutes - Motion to approve made by Brenda Renfrew, Seconded by Chris Everett. Motion passed unanimously 27-0.

**3. Board of Directors Report**

- a. The board thanked the residents of the community for their interest and support. The turnout of residents for this annual meeting was excellent.

**4. Manager's Report**

- a. Several residents asked Tanya Emmons questions surrounding a variety of topics including: changes to Chapter 209, perimeter fences, and fiber being installed in the neighborhood.

**5. Director Election**

- a. Tanya Emmons announced that Jessie Holte and Abel Landin were the winners of the 2024 election.

**6. Member Communication**

- a. Two residents signed up to speak during member communication. The first resident had a question as to who was responsible for updating the association website. The second resident raised concerns regarding a campaign email that he received by a current board member.

Meeting adjourned at 7:36pm by Chris Everett.

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Abel Landin - Secretary

**Legends of Hutto Homeowners Association**  
**2025 Board of Directors' Candidate Interest Form**

Name Brian Brown

1. Are you currently residing in your Legends of Hutto home? (Y or N)

2. Is your account current and without any deed restriction violations? (Y or N)

If no, please explain: \_\_\_\_\_

3. How long have you been a resident of Legends of Hutto: June, 2018

4. Have you read the latest HOA approved Deed Restrictions and Bylaws? (Y or N)

5. What expertise do you feel your election would bring to the Board? I spent 14 years in the military so I have a strong sense of responsibility to those around me. I want to see this community grow through teamwork and integrity.

6. What motivated your decision to run for a position on the Board? I want my children to grow up in a welcoming and safe community. There has been a lot of division lately. I want to change the optics of how Legends is viewed.

7. What do you see as the three most important issues facing our community?

1. Misinformation being spread through the community.
2. Dedicating time and resources to fixing the issues like the park and entrances to the community.
3. More chances for transparency and community engagement/involvement.

8. If elected to the Board, how would you address the issues you identified in question 7?

We need to make sure people understand what pages are "community pages" and what are official LOH pages.

Seeing the budget and the plans currently in the work and what we have available to utilize at this time.

More community outreach, including with members of the community we find the most contentious.

Candidate Signature: Brian R. Brown

Date: 12/18/2024

Thank you for your interest in serving your community.

**Legends of Hutto Homeowners Association**  
**2025 Board of Directors' Candidate Interest Form**

Name Jennifer Gordon

1. Are you currently residing in your Legends of Hutto home? ☒ Y ☐ N

2. Is your account current and without any deed restriction violations? ☒ Y ☐ N

If no, please explain: \_\_\_\_\_

3. How long have you been a resident of Legends of Hutto: Since January 2015

4. Have you read the latest HOA approved Deed Restrictions and Bylaws? ☒ Y ☐ N

5. What expertise do you feel your election would bring to the Board? I have been in Real Estate for over 20 years and have served in all positions on various professional Boards. I feel the skills I have developed will greatly benefit the board and our neighborhood.

6. What motivated your decision to run for a position on the Board? \_\_\_\_\_

My goal is to foster a sense of unity and belonging, creating an environment where every member feels heard, valued, and connected.

7. What do you see as the three most important issues facing our community?

1. The animosity and divisiveness
2. Lack of community involvement
3. Lack of Transparency

8. If elected to the Board, how would you address the issues you identified in question 7?

I am dedicated to promoting transparency within the board's operations, ensuring that decisions are made with the input and well-being of our residents at the forefront. I am committed to implementing initiatives that promote a strong sense of community, making our neighborhood an even more desirable place to call home.

Candidate Signature: Jennifer Gordon

Date: 12/27/2024

**Thank you for your interest in serving your community.**



**Legends of Hutto Homeowners Association**  
**2025 Board of Directors' Candidate Interest Form**

Name Mattie Mendoza

1. Are you currently residing in your Legends of Hutto home? (Y or N) Yes

2. Is your account current and without any deed restriction violations? (Y or N) Yes

If no, please explain: \_\_\_\_\_

3. How long have you been a resident of Legends of Hutto: 2016

4. Have you read the latest HOA approved Deed Restrictions and Bylaws? (Y or N) Yes, but it's been a while

5. What expertise do you feel your election would bring to the Board? I come from a regulatory profession where communicating rules to various stakeholders and upholding standards is my major function.

6. What motivated your decision to run for a position on the Board? To help homeowners understand the function and importance of the board and to create a sense of community.

7. What do you see as the three most important issues facing our community?

1. Safety
2. Sense of community
3. Maintenance and improvement of the community

8. If elected to the Board, how would you address the issues you identified in question 7?

Ensuring that street lighting is functional and equal across the neighborhood.

Encouraging more community events.

Evaluation and maintenance of roads. Encourage neighbors to get involved and participate in beautification efforts

Candidate Signature: Mattie Mendoza

Date: 12/19/2024

**Thank you for your interest in serving your community.**

**Legends of Hutto Homeowners Association**  
**2025 Board of Directors' Candidate Interest Form**

**Name** Whonne Beavers

- While I am not currently residing in my Legends of Hutto home, I did reside in the community for nine years prior to my relocation. During that time, I served on the Board of Directors for five years and actively contributed to the community's growth and well-being. Even after relocating, I have remained deeply involved, spearheading and participating in various community projects that have positively impacted the Legends of Hutto neighborhood.
1. Are you currently residing in your Legends of Hutto home? (Y or ☒ N)
2. Is your account current and without any deed restriction violations? (☒ Y or N)

If no, please explain: \_\_\_\_\_

3. How long have you been a resident of Legends of Hutto: I purchased my home in September 2008. I was a resident of the Legends of Hutto community for 9 years before relocating. During that time, I actively contributed to the community, including serving on the Board of Directors for 5 years. While I no longer reside in the neighborhood, I remain engaged in community projects and initiatives to support the Legends of Hutto.
4. Have you read the latest HOA approved Deed Restrictions and Bylaws? (☒ Y or N) I am familiar with their content and the importance of adhering to these governing documents to ensure the community operates effectively and in the best interest of its residents.
5. What expertise do you feel your election would bring to the Board?

My election to the Board would bring a wealth of expertise in leadership, community engagement, and operational management. I have served on two community association Boards of Directors, including five years with the Legends of Hutto HOA. This experience has given me a comprehensive understanding of the responsibilities and challenges involved in governing a homeowners association effectively. Over the past year, I have observed several missteps in adherence to the governing documents and the state laws that regulate homeowners associations. My added experience in serving on multiple boards equips me with the knowledge and perspective needed to address these issues and guide the Board toward compliance and transparency. Additionally, my professional background as a Executive, with 28 years of experience managing teams and resolving complex challenges, positions me to navigate issues effectively, foster collaboration, and implement strategies that benefit the community. My continued involvement in Legends of Hutto community projects, even after relocating, underscores my dedication to the neighborhood and my commitment to improving the quality of life for its residents.

6. What motivated your decision to run for a position on the Board?
- This neighborhood holds a special place in my heart, as it is where I purchased my first home and where I first developed a strong sense of community. During my previous tenure on the Board of Directors, we prioritized fostering partnerships with local businesses, such as Lowe's and Home Depot, and worked closely with the City of Hutto. We also initiated block captains on each street to strengthen neighborhood connections and spearheaded multiple community engagement projects that brought residents together and created a vibrant, unified community. I want to bring that sense of collaboration and community back to the Legends of Hutto. I believe my experience, dedication, and passion for this neighborhood uniquely position me to help guide the Board toward rebuilding those partnerships, engaging residents, and creating a shared sense of pride in our community. I am committed to ensuring that the Legends of Hutto remains a great place to live and grow.

7. What do you see as the three most important issues facing our community?
- Adherence to Governing Documents and State Laws** Over the past year, there have been several missteps in following the HOA's governing documents and the state laws that regulate homeowners associations. Ensuring compliance is essential for maintaining trust, transparency, and fairness within the community. Addressing these concerns requires a Board that is knowledgeable, proactive, and committed to lawful governance
  - Community Engagement and Unity** The sense of community that once defined Legends of Hutto has diminished over time. Rebuilding partnerships with local businesses, fostering collaboration with the City of Hutto, and encouraging resident involvement through initiatives like block captains and community projects are critical to restoring the strong sense of pride and connection that our neighborhood deserves.
  - Transparency in Financial and Operational Decisions** Clear communication and transparency regarding the HOA's finances, contracts, and operational decisions are vital. Residents need to feel confident that their HOA dues are being managed responsibly and that decisions are made with the community's best interests in mind. Improving transparency can help rebuild trust between the Board and homeowners

8. If elected to the Board, how would you address the issues you identified in question 7?

- Adherence to Governing Documents and State Laws**
  - Conduct a thorough review of the HOA's governing documents and state laws to ensure all Board members understand their obligations.
  - Advocate regular training sessions for Board members and management to stay updated on legal requirements.
  - Establish clear processes to ensure compliance in all decisions and communications and prioritize transparency with homeowners about how decisions align with governing documents and laws.
- Community Engagement and Unity**
  - Reintroduce initiatives that foster community spirit, such as block captain programs, partnerships with local businesses, and collaboration with the City of Hutto.
  - Organize regular events to engage residents and encourage their participation in HOA activities and decisions.
  - Create open communication channels where homeowners feel heard and valued, such as town hall meetings or online forums.
- Transparency in Financial and Operational Decisions**
  - Push for detailed and accessible financial reporting to ensure residents can see how their dues are being allocated.
  - Advocate for community involvement in major decisions, such as vendor selection or large expenditures, by hosting Q&A sessions or distributing detailed proposals.
  - Ensure meeting minutes, budgets, and project updates are easily available to homeowners to foster trust and accountability.

**Candidate Signature:** *Whonne Beavers*

**Date:** 12/27/2024

**Thank you for your interest in serving your community.**