

Homeowner's Association of Country Place

Board of Director's Meeting February 18, 2026

In Attendance

Gary Boudreaux, Vice President
Victor Hernandez, Secretary
Jean Ayarbe, Treasurer
Marisol Clausen, Communications Officer

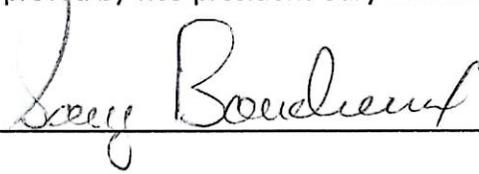
1. Approve minutes of last Board meeting (01/20/2026) - minutes approved
2. Financial status of cash / receivables (collections status / update on "no pays")

Accounts Receivable is \$12,418.58. Current bank balance is \$47,382.20. There are currently 2 members that have not paid their dues for 2025. The Gonzales residence of Meadow Oaks and Alexa Acosta, \$785.00. A total of 40 mail-outs were sent with 28 late fees (members who made not payment) for 2026.

3. Legal Matters- The only legal matter pending is the Gonzales residence who currently owe the association \$2273.51. If a payment is not received from the Acosta residence a letter will be sent from the attorney.
4. Status of medians (watering frequency / tree service)- An email was sent to neighbors asking for tree suggestions for the medians. Suggestions include Live Oak, Chinese Pistache, Maple and Sycamore trees. There is currently \$6000.00 in the budget for replacing trees. Three trees were cut down and never replaced . Gary will be meeting with Joe to discuss tree replacement and get recommendations on which trees are better suited for the climate. Felix trimmed around many of the sprinkler heads. Sprinklers are currently running one time per week.
5. ACC concerns - letters and emails were sent to various neighbors. Sitting vehicle on Timber Oaks- resident has purchased a cover. Several old cars, broken rock wall and dead trees on 500 Meadow Oaks - resident said rock wall and dead trees will be taken care of within 2 weeks. There is also a dog at the residence that keeps keeps getting out. Olga has been warned that animal control will be contacted if the dog continues to get out. Most homeowners did not respond. Marisol will contact David about receiving association envelopes to mail additional letters. Victor made note of residents who are leaving their trashcans in front of their property. Marisol will send a letter to to these residents explaining the city ordinance. Victor also suggested focusing on one item each month to highlight areas in the neighborhood that may need attention.
6. Status of security system - Victor will clean out security camera cabinet.
7. Communications- 195 hits to the website. 114 unique views.

8. Next meeting - March 12, 2026 @ 5:00pm.

Approved by vice-president Gary Boudreaux



Date: 3-11-2026