

Homeowner's Association of Country Place

Board of Director's Meeting November 18, 2025

In Attendance

David DeMunbrun, President

Gary Boudreaux, Vice President

Victor Hernandez, Secretary

Jean Ayarbe, Treasurer

Marisol Clausen, Communications Officer (not present)

1. Approve minutes of last Board meeting (09/22/2025) - minutes were not yet reviewed or approved

2. Financial status of cash / receivables (collections status / update on "no pays")

The ending balance for the prior fiscal year was \$20,564.00. The tax return has been completed for the fiscal year.

3. Legal Matters- In the new year David will send another letter via the attorney to begin foreclosure proceeding on the Gonzales residence of Meadow Oaks. Several attempts have been made to collect dues owed and he has made no response to the board.

4. Status of medians (watering frequency / tree service)- Sprinklers are currently running 2x per week for 15 minutes each time. Watering will be reduced to 1 per week. David marked the trees that need replacing. The lumberjack trimming trees wants to wait before completing the work. Gary is okay waiting until the new year to have trees trimmed and some cut down. The median between Timber Oaks and Cross Timbers has a broken pipe. Jeff's Westside plumbing will be called to repair the pipe. Victor will talk to Felix about cleaning the area around the sign at Country Club Rd and Hunters Glen.

5. ACC concerns - none mentioned

6. Status of security system - Halloween security went smoothly. There were no incidents. Cameras are working well. The time on the DVR needs to be updated. The community has remained safe over the past several years.

7. Next meeting - No meetings in December. Next board meeting will take place in January.

Approved by president David DeMunbrun



Date: 12-22-25