

Homeowner's Association of Country Place

Board of Director's Meeting January 20, 2026

In Attendance

Gary Boudreaux, Vice President

Victor Hernandez, Secretary

Jean Ayarbe, Treasurer

Marisol Clausen, Communications Officer

1. Approve minutes of last Board meeting (11/18/2025) - minutes approved

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

Accounts Receivable is \$25,328.58. Current bank balance is \$35,092.15. Approximately, half of HOA members have paid. Marisol will send an email 01/21/2026 to remind members to pay their dues or begin a payment plan by the end of the month to avoid late fees. There are currently 3 members that have not paid their dues for 2025. Marisol will send an email to two of the members. The attorney has already been in contact with the Gonzales residence of Meadow Oaks.

3. Legal Matters- The only legal matter pending is the Gonzales residence who currently owe the association \$2268.51

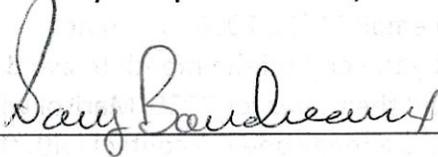
4. Status of medians (watering frequency / tree service)- When the sprinklers are running, a lot of water is puddling in the street. This is caused by grass growing around the sprinkler heads. Gary requested that Victor speak to Felix to request that all grass around sprinkler heads is trimmed properly. There was an \$800 repair bill for water lines caused by root damage. There is one more area of pooling water Gary is keeping an eye. This may be caused by the sprinkler heads being covered. For now, there is no planned increase of landscaping fees. Gary will speak to Joe about trimming and replacing trees. The budget for trees in 2026 is \$6000.

5. ACC concerns - there was an incident on Meadow Oaks with a neighbor doing donuts in front of a family with a small child. Several police cars were present to diffuse the situation. There is a neighbor with an RV on Singing Oaks. They have received permission from David to have it out once per month. There is another RV on the Trails End. They have been contacted previously to remove their RV from the front of their residence. It was moved but is back again. We have received complaints regarding the residence on Timber Oaks concerning trash and debris located in the front and along the side of the property. Additional complaints were received about the residence on Meadow Oaks related to several inoperable vehicles and dead trees on the property. Marisol recommended that letters and/or emails be sent to the residents to notify them that complaints have been received. Code Enforcement will also be contacted. As part of the

HOA process, the association must establish a paper trail before involving legal counsel in HOA matters.

6. Status of security system - no updates
7. Communications- 199 hits to the website. 94 unique views. At some point in the future post cards should be sent out to get updated information on residents in the neighborhood. The luminarias on Christmas Eve were a hit. There were several people out lighting luminarias and walking the neighborhood. Marisol will also invite members to join the board if they are interested.
8. Next meeting - February 18, 2026 @ 5:00pm.

Approved by vice-president Gary Boudreaux



Date: 2-19-2026