

Will. [Signature], PRESIDENT, 6/21/22

Summit Estates at Fischer POA
Minutes of the 2022 Annual Meeting
February 27, 2022
1pm CST

Chairperson: Michael Nolan
Secretary: none introduced

Location of Meeting:
Charlene Fischer Memorial Park in Summit Estates at Fischer

Present at Meeting: (Attendees:)
77 lot/home owners

Board Member(s) absent at Meeting:
2020-2021 board members: none present

Call to Order:

Prior to call to order: At 1:02PM, CST, Michael Nolan made an announcement instructing one member per lot / household to sign in. Ballots and meeting agendas were distributed (ran out of agendas and ballots. Jeanette Ferrell printed additional ballots.) Every voter received a ballot.

The annual meeting of the Summit Estates at Fischer POA was called to order by Michael Nolan at 1:34PM on February 27, 2022.

I. Approval of Agenda

The agenda for the meeting was distributed and approved by a majority of those present. (see above notation regarding the printed meeting agenda)

II. Review of Previous Minutes

The minutes of the previous meeting were not reviewed nor approved by a majority of those present.

III. Old Business

The 2021 financial statement was presented verbally by Michael Nolan. No written, detailed 2021 financial statement was distributed to those present.

Per Michael Nolan:

SEF beginning balance on 1/1/2021 was \$86,000

SEF ending balance on 12/31/2021 was \$38,000

SEF income for 2021 was \$64,000

a. This income was comprised as follows:

I. HOA fees collected \$22,700

II. Transfer fees \$9850

III. Road use fees \$23,000

IV. Delinquent fees collected \$7600

V. Miscellaneous income, including sale of front entry gate clickers \$1000

SEF expenses for 2021 were \$116,000

a. These expenses were comprised as follows:

I. Road improvements \$90,000

II. Mailbox pad(s), mailbox cluster(s) - no specific dollar amount disclosed

III. SMTXPM fees - no specific dollar amount disclosed

Michael Nolan mentioned: record keeping, communications, finances, collection

(Note: per the above figures supplied by Michal Nolan on 2/27/2022, the 2021 ending balance would be \$34,000.)

IV. New Business

Michael Nolan announced that a vote for the 2022-2023 SEF Board of Directors would take place during this meeting, and opened the floor for nominations / volunteers. Mr. Nolan also stated that the required quorum was present at this meeting.

Voting took place for the 2022-2023 SEF Board of Directors

- a. William Conrad, Steve Ferrell, and Nancy Carr were listed as candidates on the written ballot.
- b. Aaron Brown volunteered to be a candidate
- c. Loy Moe suggested that each candidate introduce himself/herself to the attendees and share any other information each felt was pertinent to the election / attendees / SEF.
- d. William Conrad, Steve Ferrell, Aaron Brown and Nancy Carr were given the opportunity to speak to the meeting attendees and each did so.
- e. Space(s) were provided on the ballot for additional write-in candidates
- f. Ballots and proxies were submitted to Michael Nolan and a volunteer for on-site tallying. (The volunteer was not formally introduced at this meeting)

Per Michael Nolan, the votes were tallied and then recounted. The following four persons received the highest number of votes as follows:

- a. William Conrad, 70 votes
- b. Steve Ferrell, 72 votes
- c. Nancy Carr, 73 votes
- d. Aaron Brown, 35 votes

A Called Meeting of the above four persons elected and Michael Nolan then took place. (Please see separate minutes for said called meeting.)

Michael Nolan presented the 2022-2023 SEF Board of Directors and announced the positions as follows:

President: William Conrad
Vice President: Steve Ferrell
Secretary: Aaron Brown
Treasurer: Nancy Carr

Michael Nolan stated the ballots and proxies would be verified by SMTXPM.

V. Other Items

Joan Conrad requested a complete detailed 2021 financial statement from Michael Nolan / SMTXPM, and Mr. Nolan agreed verbally to make that available it to her.

VI. Agenda and Time of Next Meeting

No date, time or location was set for the SEF POA 2023 Annual Meeting.

The next meeting of the 2022-2023 SEF Board of Directors was set for Tuesday, March 8, 2022 at 7PM CST; to be held at the home of William Conrad, 706 Stars and Stripes; Fischer, Tx. 78623. All four board members agreed to the date, time and location of said meeting.

VII. Adjournment

The meeting was adjourned at PM by Michael Nolan.

Minutes submitted by: Nancy Carr

Print Name: _____

Minutes accepted by Summit Estates at Fischer Board of Directors, William Conrad, President

Print Name: _____

Summit Estates at Fischer POA
Minutes of the Called Board Meeting
(held during the SEF Annual Meeting)
February 27, 2022

Chairperson: Michael Nolan, SMTXPM

Secretary:

Location of Meeting: Charlene Fischer Memorial Park

Present at Meeting:

Michael Nolan

William Conrad

Steve Ferrell

Aaron Brown

Nancy Carr

2022-2023 Board Member(s) absent at Meeting:

none

I. New Business

Michael Nolan, William Conrad, Steve Ferrell, Aaron Brown and Nancy Carr met after the election results were announced by Michael Nolan during the Summit Estates at Fischer POA

Annual Meeting on February 27, 2022. Aaron Brown voiced concerns about designating the officers' positions at that time. It was recommended by Michael Nolan that the SEF BOD positions would be established during this meeting. William Conrad, Steve Ferrell and Nancy Carr all voiced support for Nolan's recommendation. Conrad noted that leaving our association without defined leadership during this transition might interfere with operations such as approvals and result in a disservice to members. Following the discussion members Conrad, Ferrell and Carr voted to proceed with the election of officers. Member Brown dissented.

The following 2022-2023 SEF Board of Directors were voted on by a majority and established as follows:

President: William Conrad

nominated by Steve Ferrell, seconded by Nancy Carr. Ferrell, Conrad and Carr voted Aye. Brown abstained.

Vice President: Steve Ferrell

nominated by William Conrad, seconded by Nancy Carr. Ferrell, Conrad and Carr voted Aye. Brown abstained.

Secretary: Aaron Brown

nominated by William Conrad, seconded by Steve Ferrell. Ferrell, Conrad, Brown and Carr voted Aye.

Treasurer: Nancy Carr

nominated by Steve Ferrell, seconded by William Conrad. Ferrell, Conrad and Carr voted Aye. Brown abstained.

V. Other Items

None

VI. Agenda and Time of Next Board of Directors Meeting