

**Minutes of the Annual Meeting of
The General Membership of the
Peninsula at Mystic Shores Property Owners Association
April 27, 2013**

The annual meeting of the General Membership of the Peninsula at Mystic Shores Property Owners Association, a Texas non profit corporation (the "Association") was held at the North Shore United Methodist Church, 23880 N. Cranes Mill Road, Canyon Lake, Texas 78133, pursuant to a call by the President of the Association.

Directors Present: Marty Rolleg, Ann Gibson, and Greg Petsch.

Also Present: Steve Brown and Deann Moore of Association Management Services.

Call to Order: The meeting was called to order at 10:07 a.m., with the President being in the chair and the Recording Secretary present.

Quorum: In accordance with the By-Laws, the quorum is 10% of the platted lot owners required to be present either in person or by proxy. There are 263 lots in the Peninsula at Mystic Shores POA, and the quorum requirement is 27. There were 64 lot owners present in person or by proxy at the meeting. The quorum requirements were met.

Proof of Notice: In accordance with the By-Laws of the Association, notice of the meeting stating the place, date, and hour of the meeting was delivered by written communication addressed to the members at the last known address appearing on the books of the Association on March 29, 2013. All members present indicated that they had properly received notification.

Introduction and Opening Remarks: Mr. Rolleg, President, chaired the meeting for the Association. Mr. Rolleg introduced himself, the Board of Directors, and the management team. The church was thanked for the use of their wonderful facility. A special thank you went out to all of the committee chairs and volunteers that assist the association throughout the year.

Approval of Minutes: The minutes were presented from the April 28, 2012 annual meeting of the general membership. It was moved and seconded to approve the minutes of the April 28, 2012 annual meeting of the general membership as submitted; motion carried.

President's Update: Mr. Rolleg provided the report. Details from the President's update are included on the attached slide show presentation from the meeting, attached hereto as Exhibit A. It was also noted that the Financial Committee will be meeting in the near future, and all are welcome to attend. The reserve study report will be updated this year. The existing study notes that major road repairs will be needed 2030 through 2032. The streets are being evaluated now to see what may be needed, i.e. crack seal and patch repair, or maybe a slurry seal. Plateau Management, the old management company is no longer with the Association. Association Management Services has been hired and things are looking better.

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Projects Update: Mrs. Gibson provided the report. The front gate landscape enhancement project will continue this year, with more flowers to be added. This has been provided for in the budget. A tree that had died in the entry has now been replaced at no cost to the Association. The Board remains open to suggestions on further enhancements that the membership may like to instituted. A special thank you was issues to Gary Kasch for his efforts throughout the year. Tower cameras are now in place, and whole entry is now in view of the cameras, including the license plates of vehicles as they enter. The gates are now operational and functioning well per membership feedback.

Financial Report: Mr. Petsch provided the financial report. Attached to these minutes are the presented slides that were used for discussion, attached hereto as Exhibit A. The slides detailed how delinquencies have been diminished, provided available balances of each bank account, and spoke to reserves.

COMMITTEE REPORTS:

Architectural Control Committee (ACC): Barbara Rolleg reported for the Committee. A copy of the report is attached to these minutes within the slideshow attached hereto as Exhibit A.

Maintenance Committee: Gary Kasch reported for the Committee. A copy of the report is attached to these minutes within the slideshow attached hereto as Exhibit A. Residents were also reminded to clean the roadways after mowing, to prevent buildup on the roadways that leads to weed growth. A reminder was also provided to owners needing a code issued for contractors. A form is available on the Association website at www.tpams.net.

Conservation Committee: Lucy Huff reported on behalf of the committee. A copy of the report is attached to these minutes within the slideshow attached hereto as Exhibit A. The deer census has been completed and recommendations have been made to the POA Board. A town hall meeting will be scheduled in the future on this issue, so look for further details to follow. Recent events included a drip irrigation program, tour of the gorge, an energy savings technology program, a nighttime light pollution program, and a lecture on fossils. Owners were encouraged to seek getting certified as Best of Texas Certified Wildlife Management.

Communications Committee: Famia Magana reported on behalf of the committee. A copy of the report is attached to these minutes within the slideshow attached hereto as Exhibit A. It was noted that when email blasts are sent out, these are for information purposes only, please do not respond to the email blast.

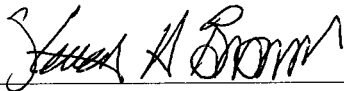
Neighborhood Watch Committee: Clay Crum reported on behalf of the Committee. A copy of the report is attached to these minutes within the slideshow attached hereto as Exhibit A. Residents were advised to report suspicious activities to the Comal County Sheriff dispatch non emergency number at 830-620-3400. Residents were advised not be confrontational with anyone. Door hangers will be posted in the next week or so which will summarize the items discussed, and introduces block captains to everyone.

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Social/Welcome Committee: Gail Morgan reported for Pam Miller, Chairman, on behalf of the committee. A copy of the report is attached to these minutes within the slideshow attached hereto as Exhibit A. A breakdown of events that were held, as well as those that are planned were provided. It was noted that all members are invited to each event.

Election of One Director: The name of Greg Petsch was previously placed in nomination. The floor was then opened for additional nominations. There being no nominations from the floor, nominations were closed. Mr. Rolleg took a moment to read a brief biography of Mr. Petsch to let owners get to know the candidate better. As there was one candidate and one vacancy on the Board, it was moved, seconded, and unanimously approved to elect Greg Petsch by acclamation; motion carried. Greg Petsch was therefore elected for a three year term.

Adjournment: There being no further business, the meeting was adjourned at 11:50 a.m.



Steven H. Brown, Recording Secretary