

**Minutes of the Annual Meeting of  
The General Membership of the  
Peninsula at Mystic Shores Property Owners Association  
April 18, 2015**

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 Mystic Shores Community Center, 25801 FM 306, Spring Branch, Texas 78070, pursuant to a call by the President of the Association.

**Directors Present:** Greg Petsch, Ann Gibson, Mike Kovar

**Also Present:** Steve Brown and Claire Basilio of First Service Residential.

**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. Mr. Petsch, President, chaired the meeting for the Association.

**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 52 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 19, 2015. All members present indicated that they had properly received notification.

**Introduction and Opening Remarks:** Mr. Petsch, President, chaired the meeting for the Association. Mr. Petsch introduced himself, the Board of Directors, and the management team. A special thank you was issued to Marty and Barbara Rolleg for their past service and contributions to the community. Both resigned earlier in the year. Mr. Rolleg expressed that his health has greatly improved, and thanked everyone for their continued support.

Mr. Petsch then led The Pledge of Allegiance to start the meeting.

**Approval of Minutes:** Mr. Brown presented the minutes from the April 26, 2014 annual meeting of the general membership. There being no corrections to the minutes, it was moved and seconded to approve the minutes of the April 26, 2014 annual meeting of the general membership as submitted; motion carried.

**President's Report:**

Mr. Petsch explained that the annual meeting differs from a Board of Directors meeting, in that the annual meeting is a report of what has transpired over the past year. If anyone has items that they need to take up with the Board regarding complaints, etc. they were encouraged to attend the next meeting of the Board, and the Board would be happy to address any concerns at that time. Please see the attached slideshow presentation for additional information regarding the President's report.

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**Election of One Director:** The names of Ann Gibson and Jackie Kiehm were previously placed in nomination. Ann Gibson withdrew her name from contention. The floor was opened for additional nominations. There being no nominations from the floor, nominations were closed. As there was one candidate and one vacancy on the Board, it was moved, seconded, and unanimously approved to elect Jackie Kiehm by acclamation; motion carried. Jackie Kiehm was elected for a three year term.

It was also reported for those that may not know that Marty Rolleg had resigned prior to the annual meeting. In accordance with the By-Laws of the Association, the remaining Board members appointed a replacement, Mike Kovar, to the Board of Directors for the remainder of Mr. Rolleg's term.

**Roadway Update and Financials for Reserve Study:**

Road update was presented by Mr. Gary Kasch. Please see the attached slideshow presentation attached to these minutes for the specifics as presented. The slides detailed the study and assessment of the roads within the Peninsula at Mystic Shores.

**COMMITTEE REPORTS:**

**Maintenance Committee:** Gary Kasch reported for the Committee. Please see the slideshow presentation attached to these minutes for the specifics as presented. Mr. Kasch outlined the accomplishments and ongoing work for the road repair. Mr. Petsch thanked Mr. Kasch for his efforts.

It was noted that contractors have been speeding through to entry the gate and one has even hit it. The installation of speed humps was proposed by Mr. Kasch as a potential solution that is currently being researched.

**Architectural Control Committee:** Carla Petsch reported for the committee. Please see the slideshow presentation attached to these minutes for the specifics as presented.

**Conservation Committee:** Chuck Davey reported on behalf of the committee. Please see the slideshow presentation attached to these minutes for the specifics as presented. The deer census project will be an ongoing process and is being led by Marty Rolleg. The Devil's Hollow hike that is led by Marty Rolleg continues to be in high demand from the membership. The Canyon Dam hike is led by the Core of Engineers is an excellent trip with the next hike scheduled for May 2<sup>nd</sup>.

**Communications Committee:** Mrs. Famia Magana presented for the committee, followed by Mrs. Paula Rieker. Mrs. Magana encouraged the membership to "peruse and use" the website often. Mrs. Rieker introduced the launch of the new community website – [www.peninsulapoa.com](http://www.peninsulapoa.com). The website has been enhanced to capture three audiences: 1) Existing property owners, 2) Potential new owners and 3) Builders. Mrs. Rieker encouraged the membership to visit the website frequently. Improvements have been made to the website to make it more user-friendly. A "Member Only" section has also been created. Please see the slideshow presentation attached to these minutes for the specifics as presented.

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**Neighborhood Watch Committee:** Jackie Kiehm reported on behalf of the Committee. Please see the slideshow presentation attached to these minutes for the specifics as presented.

**Social/Welcome Committee:** Gail Morgan reported for the committee. Please see the slideshow presentation attached to these minutes for the specifics as presented. Mrs. Morgan provided a membership directory and asked the attendees to verify and/or update their information as needed. There are plans for an interactive directory on the website which will allow members to update their directory information online.

**Financial Report:** Mr. Petsch provided the financial report. Please see the slideshow presentation attached to these minutes for the specifics as presented. It was explained and notated on slide 11, that there would be an increase in the assessment amount for 2016 from \$550.00 to \$600.00.

**Closing Remarks:** Mr. Petsch thanked everyone for their attendance at the annual meeting. He addressed the Board meeting that occurred on March 27, 2015. He stated that there would not be any minutes posted for this meeting as he did not properly follow Roberts Rules of Order and conduct a Board vote on the agenda topics brought forth by Jackie Kiehm, as the Chair of the Neighborhood Watch Committee. These items will be readdressed at a Board meeting to be conducted in May, and an e-blast and agenda will be sent to all property owners providing notification of the meeting. The meeting concluded with a special thank you for Anne Gibson for her commitment and service to the community while on the Board of Directors.

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



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Steven H. Brown, Recording Secretary