

**Minutes of the Regular Meeting of
The Board of Directors of the
Peninsula at Mystic Shores Property Owners Association
January 4, 2016**

The regular meeting of the Board of Directors of the Peninsula at Mystic Shores Property Owners Association, a Texas nonprofit corporation (the "Association"), was held at the Mystic Shores Community Center, 25801 FM 306, Spring Branch, Texas 78070, pursuant to call by the President of the Association.

Directors Present: Greg Petsch, Mike Kovar and Jackie Kiehm.

Also Present: Ryann Cecci and Steve Brown of FirstService Residential.

Call to Order: The meeting was called to order at 6:35 p.m., with the President being in the chair. Ryann Cecci was introduced as Recording Secretary. The President determined that there was a quorum of the Board as all Directors were present.

Approval of Minutes: The minutes were presented from the May 8, 2015 Board meeting. It was moved and seconded to approve the Board meeting minutes of May 8, 2015 as submitted; motion carried. The minutes were then presented from the November 23, 2015 Board meeting. It was moved and seconded to approve the Board meeting minutes of November 23, 2015.

COMMITTEE REPORTS:

Maintenance: Gary Kasch presented a Power Point slide show of accomplishments and list of items requiring attention. See Exhibit A (slide show)

Neighborhood Watch: Betsy Kasch presented a Power Point slide show regarding road safety. See Exhibit A (slide show)

UNFINISHED BUSINESS:

Decision on Stop Signs (at Placid and Riddle) and Fireworks Prohibited Sign at Gate: Marty Rolleg presented – See Exhibit B (email and CobbFendly Engineering Report)

Questions, comments and discussion from the Members were fielded by the Board regarding concerns for the stop signs. Greg Petsch stated that the Board has heard the POA regarding the discord over the stop signs and would seek a legal opinion from Tom Newton. The Board agreed to delay the decision but requested to see POA involvement regarding the stop signs by way of an effective group not to exceed three (3) people. Mr. Petsch stated that if no one steps up the Board will step in and make a decision. The Board will finalize a decision at a future Board meeting. The Board tabled the signs at the gate, the existing signs will remain in place for the time being.

NEW BUSINESS:

Solicitation of Board Candidates 2016: Mr. Petsch explained that the position of President is up for election. Mr. Kovar declined to run for President. Mr. Kovar's position has one (1) year remaining, and Mrs. Kiehm's position has two (2) years remaining.

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ANNOUNCEMENTS:

Next Board Meeting: To be announced.

Annual Meeting: April 16, 2016

Adjournment: There being no further business, the meeting adjourned at 8:20 p.m.

Ryann Cecci, Recording Secretary