

Minutes of the Annual Meeting of
The General Membership of the
Peninsula at Mystic Shores Property Owners Association
April 16, 2016

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, Jackie Kiehm, and Mike Kovar

Also Present: Denise Jimenez, Ralph Adame and Kendra Kahl with FirstService Residential

Call to Order: The meeting was called to order at 10:00 a.m. by the President, Greg Petsch.

Quorum: In accordance with the Bylaws, the quorum is 10% of the platted lot owners required to be present either in person or by proxy. The quorum requirements were met.

Affirmation of Notice: The notice of meeting stating the place, date, and hour of the meeting was delivered by written communication addressed to the members at their last known address as required by the Bylaws.

Introduction and Opening Remarks: Mr. Petsch, President, chaired the meeting for the Association.

Approval of Minutes: The minutes from the April 18, 2015 annual meeting of the general membership were presented. It was moved and seconded to approve the minutes as submitted, and the motion was approved unanimously.

President's Report: Streets: Three reserve studies have been completed for the Peninsula; June 10, 2009; December 1, 2010 and March 4, 2015. 2015 Reserve transfer's equal 43.8% of revenue and 2016 reserve transfers equal 40.9% of revenue. There was a presentation on the reserve study comparisons. Additional presentations included First Service Residential duties versus The Board responsibility.

Election of One Director: There were two names in nomination, Gary Kasch and Famia Magana. The floor was opened for additional nominations.

COMMITTEE REPORTS:

Maintenance Committee: Gave presentation on accomplishments year to date including irrigation management, guardhouse repairs; gate code clean up and peninsula monument clean and repaired. Items that are pending include: replace plants/trees and mulch; bids for road maintenance and signage for front gate.

ACC Committee: 56 homes complete; 3 under construction and several approved last year.

Neighborhood Watch Committee: Presentation included an update of member names. Committee members attend 2-3 Mystic Shores meeting per year and attend Peninsula meetings as needed. Committee issued a reminder to members that they only serve as the eyes and ears of the community. They observe and report – they do not take action. There are four general categories that they report to the authorities: 1. Dangerous Situations 2. Suspicious Activity 3. Unusual Events 4. Illegal Activities

Social/Welcome Committee: Activities included: Welcomed 8 new families to the community; provided meals and support to assist neighbors; provided Holiday decorations for the gate area; hosted Holiday social at Maria and Steve Broadway's home in December.

Upcoming activities include: Continue to welcome new families; host ladies welcome coffee on September 17, 2016; provide Holiday decorations at gate; host Holiday social at Lucy and Joel Huff's home on December 10, 2016.

Website Committee: Website monthly usage in March 2016 – 1,114 views; January 2016 – 688 views; 12 month period – 8,259 views. Most active page is consistently ACC.

2015 Budget Results and 2016 Forecast: Financial review included a snap shot of 2016 budget versus the actual 2015. Projected 2016 expenses for Peninsula anticipated at \$159,800.00; 2015 actual expenses incurred totaled \$136,678.00. Projected increase in expenses for 2016 at \$23,122.00.

Election Results: Mr. Kasch was elected and will serve a three year term.

Closing Remarks: Kendra Kahl was introduced as the Community Manager from FirstService Residential.

Adjournment: There being no further business, the meeting was adjourned at 12:20 p.m.

Camille Belcher on behalf
Recording Secretary *of Denise Jimenez*