

Minutes of the Annual Meeting of
The General Membership of the
Peninsula at Mystic Shores Property Owners Association
April 15, 2017

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: Gary Kasch, Jackie Kiehm, and Mike Kovar

Also Present: Camille Belcher and Lisa Ivy with FirstService Residential

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

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. Kasch, President, chaired the meeting for the Association.

Approval of Minutes: The minutes from the April 16, 2016 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: Mr. Kasch reported the committee charters were updated as needed. The First Amendment to the Bylaws establishing a three (3) member staggered-term board where each member serves a three (3) year term. Every year a new board member is elected.

There was no increase in assessment for 2017. As suggested by the Reserve Study, assessments are scheduled to increase to \$660 in 2019 and to \$720 in 2025. Approximately \$250 of the current \$600 annual assessment is placed in a reserve fund for future road maintenance. The percent of Revenue transferred to reserves in 2016 was 40.1%, and in 2017, 41.3%.

Camille Belcher's presentation included management company role of FirstService Residential, their management team contact information, and the Board of Directors' role. A copy of the presentation with the details can be found on the Peninsula at Mystic Shores website.

Election of One Director: There was one name in nomination, Steven Broadaway. The floor was opened for additional nominations, but there were none. A motion was made and seconded to elect Mr. Broadaway by acclamation, and all owners present voted unanimously in favor of the motion.

FINANCIAL REPORT:

Mike Kovar presented the 2016 actual versus budget expenses as compared to the 2017 budget. He noted expenses were \$10,467 less than budgeted in 2016, and those funds were transferred to the reserve account. Total income in 2015 was \$ 788,351 and in 2016, \$ 863,164. The contribution to reserve

funds average \$66,000 annually, and total assets at year end 2016 were \$ 864,000. About 20% of the reserve funds are invested in index funds, in which gold and silver have been increasing. The Finance Committee monitors the investments.

COMMITTEE REPORTS:

Website Committee: Paula Rieker reported www.peninsulapoa.com website updates have been completed. Each time an update is done to any page, it will be reported to the News & Updates page. Owners can look there to see all new information. A service providers list has been compiled from references from homeowners. To obtain a copy, owners can make a request to the social committee. The site is linked to Mystic Shores POA website, www.mysticshorespoa.com. Website monthly usage for unique visitors in March 2017 – 1,803 views; all time – 3,089 views. Total views and hits for all pages is 10,219 in 2016 and 18,573 over all time the site has been active.

Maintenance Committee: Betsy Kasch gave the presentation on accomplishments year to date including quarterly gate maintenance contract, pest control, guardhouse painting, and thanks to Steve Broadaway and 30 volunteers who realigned stone blocks at the entrance and cut/burned baccharis (aka ‘salt cedar’) growing near the roadsides. Betsy Kasch completed 16 trips up spraying new weed growth. Savings of approximately \$30,000 resulted from the volunteer efforts. The point of contact for gate operation issues is Doug Digman, and his troubleshooting saved approximately \$5,000 in gate repair company maintenance calls. Other projects included deep root fertilization of all common area trees and adding a shield screen to block the sun from interfering with the gate sensor.

Items that are pending include adding long distance to the gate directory so owners can receive calls to their cell phones, and on Monday April 17, road repairs (alligator cracks, reinforced concrete for flat curbs, potholes, etc.) will begin. Also a working group will be formed to review landscaping at gate.

ACC Committee: Kathy Keaton reported that one (1) home is in construction and four (4) will begin by summer. She is looking for one more volunteer to assist with Architectural Control duties. FirstService Residential maintains the archives in hard copies, but they will be going digital. The ACC Committee is using Dropbox as a new method for storage digitally. 59 homes are completed.

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

Feral hogs have been seen in the area, and owners should call the wild animal hot line to report. A trap has been set. Air Med helicopter service is putting a website together. When it is ready, a link will be added to the Peninsula website. Mr. Rolleg also passed out sheet for observation notes. Anyone who sees questionable activity should fill out the form with information for law enforcement.

Solicitors have been reported in the community. If you wish to refer a business person who is demonstrating a product at your home or offering a service to another homeowner, call the other owner first before sending them over.

Call McKinley Security if cars/boats/other vehicles are blocking roads.

Social/Welcome Committee: Gail Morgan is maintaining a directory of service providers. The list is not a recommendation of their work, but is simply a list of vendors who have worked with other owners. Contact the Social Committee if you want a copy of the list.

Mrs. Morgan will be turning over the committee to Maria Broadaway this year. Activities included: Welcomed 7 new families to the community; provided meals and support to assist neighbors; provided Holiday decorations for the gate area; hosted Welcome Coffee at Gail & Kearney Morgan's home; hosted Holiday social at Lucy and Joel Huff's home in December, and assisted with Annual Meeting set up and refreshments.

Upcoming activities include: Continue to welcome new families; will host ladies Welcome Coffee on September 23, 2017; provide Holiday decorations at gate; host Holiday social at Karen & Bob Wentz's home on December 9, 2017, and assist with Annual Meeting in April 2018.

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

John Quattlebaum announced that the Mystic Shores Annual Meeting will be held next Saturday, April 22, at United Methodist Church. He asked for proxies.

Gar Kasch thanked all the committees for their efforts, and asked anyone who wished to volunteer to contact Camille Belcher at FirstService Residential.

Adjournment: There being no further business, the meeting was adjourned at 11:23 a.m.