

**Minutes of the Board of Directors Meeting
Peninsula at Mystic Shores HOA
March 30, 2022**

The Special meeting of the Board of Directors of Peninsula at Mystic Shores HOA, a Texas nonprofit corporation (the “Association”), was held pursuant to call by the Chair of the Association, Charlie Kahn.

Directors Participating: Charlie Kahn and David Anderson

Present Also: Julie Rincon and Nathan Thorp of FirstService Residential San Antonio.

Members Present: David Chipman, Jacquie Wyman, Bill Wyman, Paula Ricker, Jim Ricker, John Quattlebaum, Famia Magana, Marianne Chamberlain.

Call to Order: The meeting was called to order at 7:09 p.m. by Charlie Kahn, President
Homeowner Forum:

Homeowner questioned the call for a special meeting. Referencing sec. 3.04 of the Bylaws stating you must note what is “special” about the meeting. Homeowner believes that it must be noted why the meeting is special for the meeting to be called a special meeting. Although board generally disagreed with the interpretation, they agreed to try and offer a less general agenda and to review scheduling quarterly Board of Directors Meetings.

Board Discussions:

- Charlie Kahn made motion to elect Cathy West to the Vice President and Secretary positions. The motion was approved by David Anderson. The motion passed. The Board of Directors elected Cathy West to the Vice President and Secretary positions.
- Charlie Kahn made motion to authorize the Board of Directors to approve landscape improvements up to \$45K pending review of the \$250 landscaping design to be completed by 3 Seeds.
- David Anderson approved the motion. The motion was unanimously approved.
- Board will move forward with reviewing options and forming a plan to address road repairs. The contracting Phase will be based on a Board approved bid process per Texas Property Law.
- The Annual Membership Meeting will be scheduled for 9:00 AM, May 14, 2022, at the Mystic Shores Pavilion

Next Meeting Date: TBD

Adjournment: A motion was made by Charlie Kahn to adjourn the meeting at 7:49 PM, seconded by David Anderson and unanimously approved.

Minutes Prepared By:

Julie Rincon

Regional Director of Community Management