Keller Saddlebrook Estates Homeowners Association
Annual Meeting
Thursday, November 6, 2025, 6:30pm
Trinity Presbyterian Church, 1452 W. Southlake Blvd., Southlake TX 76092

<u>Members in attendance:</u> Cassidy Anderson, Jarrett Armstrong, Edwin Bryson, Bethany Devine, Jason Eckert, Ryan Fogle, Lisa Hale, David Halker, David Lynn, Maria Mariquit, Mallory Newman, David Schneider, Suzette Seldon, Josefina Smith, William Statz, Amy Stoutjesdyk, Joyce Taylor, Alexandre Toulmay, Jennifer Umphress, Amie Vongphachanh, Justin Ware, Alicia Wills, Jerry and Dania Wolf
<u>Members attending by proxy:</u> Stephen Anthony, Matthew Bickston, Jennifer and Robert Bolling, Kelly Anne Byers, Purvi Dave, Charlie Fineher, Enrique and Kimberly Hinojosa, Carla Jordan, Larry and Erika Koneck, Clinton and Sarah Matsler, Alexa and Andrew Mccaffrey, Karen and Tom McIntyre, Andrew and Anna Padt, Eric Persyn, James Powers, John Pruente, Aland and Andrea Relph, Carrey and Jeremy Roberts, Douglas and Michelle Ryan, Carole and Zach Smith, Kimberly Smith, Tammy Vardeman, Mike Vogel, Lei and Yuanfan Wang

William Statz, President, called the meeting to order at 6:37pm, stated that proper notice of the business on the meeting agenda had been given, declared a quorum present, and welcomed everyone in attendance. Amanda Downer, Community Manager for Associa-Principal Management Group, attended as a guest.

President Statz presented the minutes from the Annual Meeting held on Wednesday, November 11, 2024, which were approved by the Board of Directors on September 25, 2025.

President Statz gave the "State of the Neighborhood" report. He emphasized the Board of Directors' 2025 goals of transparency, communication, social activities, and property value maintenance. He reported that the management contract with Associa-Property Management Group is expiring at the end of 2025, and that the Board is currently conducting its due diligence on Associa and alternative management companies. President Statz advised that the Board would propose an increase in the assessment amount for 2026 later in the meeting, and that the increase is necessary to keep up with inflation and maintenance costs.

Jennifer Umphress, Secretary, presented the proposed Second Amended Declaration of Covenants, Conditions and Restrictions and the proposed Second Amended Bylaws for approval. She reported on the Board's process of developing the documents, including owner feedback and legal review. Owners raised issues concerning religious displays and information required by the Board regarding leasing properties.

- **President Statz moved, and was seconded, to approve the Second Amended Declaration of Covenants, Conditions and Restrictions and proposed Second Amended Bylaws as presented, and opened the floor for discussion.**

        - **Justin Ware made a subsidiary motion, and was seconded, to amend the Second Amended Declaration of Covenants, Conditions and Restrictions by striking Section 6.2.4.16 "Religious Displays". Motion passed.**
- **President Statz called for a vote on the main motion as amended. Motion passed.**

Cassidy Anderson, Treasurer, presented the 2025 Financial Health Report and the proposed 2026 Annual Budget. President Statz opened the floor for discussion.

- **Jarrett Armstrong moved, and was seconded, to approve fixing the 2026 annual assessment at $300.00. Motion passed.**

David Schneider reported on behalf of the Architectural Review Committee. The Committee reviewed approximately 27 submissions for approval of modifications, and is currently reviewing the submission form and process.

David Schneider reported on behalf of the Landscaping Committee. The project to trim and maintain the trees and grounds along Keller-Smithfield Road begun in Fall 2024 has been completed. The Committee continues to inspect and maintain the trees, wall, and infrastructure, and is in the process of reviewing vendors. The Committee recommends a multi-year budget and reserve study to develop accurate future annual budgets.

Amanda Downer presented Travis Hale and Maria Mariquit as the nominees to the Board of Directors for two-year terms. Mr. Hale and Ms. Mariquit introduced themselves and outlined their qualifications and their goals for their term of service. Ms. Downer called for nominations from the floor, but none were made.

- **Amanda Downer declared Travis Hale and Maria Mariquit elected to the Board of Directors by acclamation.**

President Statz moved, and was seconded, that the meeting be adjourned. The motion was passed by acclamation. President Statz thanked everyone for attending, and adjourned the meeting at 8:56pm.

Respectfully submitted,

Jennifer Umphress

Jennifer Umphress, Secretary