FirstService
RESIDENTIAL

WOODSTREAM COMMUNITY ASSOC INC

Annual Meeting of the Members

May 28, 2025 6:00 PM
Woodstream Pool
3000 Elm Canyon Ct.
Kingwood, TX 77345

MINUTES

Directors Present
Frances Andrews - Vice President
William Grim - Director
William OBar - Director

Directors Absent
None

Additional Attendees
Owners representing 41 votes were present in person or by proxy. Travis McDonald and Courtney Aguilera represented the Managing Agent, FirstService Residential.

I. CALL TO ORDER

Due notice of the meeting having been given and a quorum of the owners not being present in person or by proxy, the meeting was adjourned and then reconvened reducing the quorum by half. The meeting was called to order at 6:09 pm.

II. CERTIFICATION OF QUORUM

- **Quorum Established:** Yes

III. APPROVAL OF PRIOR ANNUAL MEETING MINUTES

- **Prior Meeting Minutes Approved:** No

IV. MANAGEMENT REPORT

Management report was not reviewed.

From June 2024 - May 2025

- ARC Applications: There were 21 new applications submitted.
- Call Logs: 270 calls from residents for various requests were addressed.
- Deed Restriction Violations: There were 137 open violations.
- Work Orders: There were 11 work orders open.
- Review of Financial Statements: The financial statements for the period ending April 30, 2024, were reviewed. At that date the Association had a cash balance of $55,111 in operating and $93,335 in reserves. Total operating income of $353,777 and expenses of $321,395 resulted in a surplus of $32,382.

- As of May 2024, the Association had a cash balance of $111,864 in operating and $87,327 in reserves. Total operating income of $393,559 and expenses of $366,007 resulted in a surplus of $27,552. At that time 68 owners were delinquent totaling $102,733 outstanding.

V. BOARD OF DIRECTORS ELECTION

Two board positions were open for re-election. Frances Andrews and Chris Kalman were elected for two year terms.

VI. HOMEOWNER FORUM

The following items were discussed:

- Contact Council Member Fred Flickinger, State Representative Charles Cunningham, and Senator Brandon Creighton about Centerpoint Energy's reliability.
- Tree trimming by Centerpoint
- Difficulty of ARC approval process
- Automatic ARC approval for generators
- Commercial vehicles park on the street
- Abandoned vehicles parked on the street
- Switching to management company in Kingwood
- People cutting through the neighborhood from Dogwood Trail
- Police alert slips
- ClickPay not working
- Number of rentals in the community
- Violations

VII. ADJOURNMENT

The meeting was adjourned at 7:42 pm.



APPROVED

05/21/2026

DATE