FirstService
RESIDENTIAL

WOODSTREAM COMMUNITY ASSOC INC

Board of Directors Meeting

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

MINUTES

Directors Present
Christopher Kalman - Secretary/Treasurer
Frances Andrews - President
William Grim - Vice President
William OBar - Director

Directors Absent
None

Additional Attendees
Five (5) homeowners
Travis McDonald and Courtney Aguilera represented the Managing Agent, FirstService Residential.

I. CALL TO ORDER

II. CERTIFICATION OF QUORUM

- Quorum Established: **Yes**

III. ELECTION OF OFFICERS

On a motion duly made the Board of Directors appointed Douglas Miller to fill the remaining term from Brandon Hartsaw's resignation and elected the following Officers:

President, Frances Andrews

Vice President, William Grim

Secretary/Treasurer, Chris Kalman

Director, Douglas Miller

Director, Bill O'Bar

IV. APPROVAL OF PRIOR MEETING MINUTES

On a motion duly made, the minutes of the Board of Directors meeting held December 11, 2024, were approved as presented.

V. CONSIDERATION OF

A. DEED RESTRICTION VIOLATIONS

No deed restriction violations were presented.

B. COLLECTION MATTERS

No collection matters were presented.

VI. DISCUSSION OF

A. RESERVE STUDY

B. POOL & MEETING ROOM - SECURITY DEPOSIT

The Board agreed to revise the pool and meeting room contracts so they're more user friendly for the residents and eliminate the non-refundable security deposit.

C. RE-PLASTER MAIN POOL & DECK

The Board requested management find a consultant to explain the difference in the three pool replaster bids.

D. DEACTIVATING POOL CARDS

The Board agreed each house is allowed 2 pool cards and delinquent owners should have pool cards deactivated.

VII. SCHEDULE NEXT MEETING OF THE BOARD

The next meeting of the Board of Directors would be held on Wednesday, August 27, 2025

VIII. ADJOURN TO EXECUTIVE SESSION

The Board of Directors adjourned to Executive Session to discuss the following:

A. ACCOUNTS RECEIVABLE

B. LEGAL STATUS REPORT

IX. RECONVENE OPEN SESSION

Following the Executive Session, the regular meeting of the Board of Directors reconvened. The Board announced the City Grant Program may be a good source of funding to upgrade the pool card system. They also requested a bid to grind the stumps at Mills Branch and Woodstream Village. The Board also asked that AZ Wright Tree Service review all owner request to have trees trimmed.

X. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:03 PM.

Frances Andrews
APPROVED

09/23/2025
DATE