Woodstream Community Association, Inc
Board Meeting Minutes

February 11, 2026

Pursuant to Article VI, Section 1, of the Bylaws of the Woodstream Community Association, Inc a meeting of the Directors duly called and held on Wednesday, February 11, 2026, at the Woodstream Community Room, 4535 Woodstream Village Dr., Kingwood, TX 77345.

- **CALL TO ORDER & ADOPTION OF AGENDA:** William Grim called the meeting to order at 6:01 p.m Chris Kalman seconded, all in favor.

- **APPROVAL OF MINUTES:** None

- **ANNOUNCEMENT OF ACTIONS BETWEEN MEETINGS:** None

- **FINANCIAL APPROVAL:** Emilie Richardson called the motion for approval of 12/2026 Financials. Chris Kalman first and all in favor.

- **APPROVAL OF MINUTES:** None.

- **NEW BUSINESS:**

    - **Clubhouse Reservations:** Need to gather proposal on sink replacement and would like to have a sign up sheet for Beautification committee for clean out of Clubhouse to be able to rent. Also, need to have different key installed for pool gate to ensure this is secured when clubhouse is being utilized.
    - **Pool Plaster review –** Would like to move forward with Aquatic Advisors, pending revision on proposal to only reflect quartz finish.
    - **Tree Trimming around pool –** Needs to be completed prior to pool being replastered, $850 approved by Bill Grim, Chris Kalman seconded, all in favor.
    - **Carpenter –** Pergola Benches & Swing discussed and will be gathering additional proposals.

- **Open Forum:**
    - Board and Homeowners discussed alligator that has been in community in the past. If the alligator returns this year, Spectrum will be sending communication out to Homeowners, will also need to be reported to the Harris County Flood Control.
    - Currently trying to have graffiti removed from Detention pond, will continue contacted 311 until it is removed.

- **EXECUTIVE SESSION:** At 6:37 p.m., the board moved to adjourn for a closed executive session.
    - **Homeowner Hearing-** Homeowner, Drew Pulliam, presented his case for shrubs to be filled along front. Chris Kalman stated for homeowner to plant shrubs to fill in front of house along front and sprinklers/irrigation to be resolved by June. Additionally being consistent with other homes and show that he is making general improvements. Close violation until 6/2026 and as long as these items are taken care of by June, the $25 fine is approved to be waived. Bill Grim seconded and all in favor.
    - **Benches for Site:** Will need to be inspected from Site and presented to the Board. There are many benches that have mildew on them throughout community and Board would like this included in the report.
    - **Aging Report:** Accounts 11072402923, 11075004942, 11073203011, 11071004502, 11072602904, 11073703215, 11072402902, 11074703206, 11073404731, 11071004519, 11073802915, 11071403315, 11074904527, 11075004926, 11073604814, 11070302934, 11070903215, 11074703127, 11071203311, 11070803019, 11070303011, 11074703227, 11072903221, 11072505218, 11071403230, 11070604927, & 11074302903 are all approved by

Board to go to legal in April once at Level 5 and if not paid.

Executive session concluded at 7:37 p.m.

I. **ADJOURNMENT:** With no further business, the Board of Directors adjourned the meeting at 7:37 p.m.

Frances Andrews (Apr 3, 2026 07:54:06 CDT)

Authorized Signer
Woodstream HOA

Hannah Maskevich

Managing Agent
Spectrum Association Management

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Date

04/03/2026
Date