Woodstream Community Association, Inc.
Board Meeting Minutes

Pursuant to Article VI, Section 1 of the Bylaws of the Woodstream Community Association, Inc., a meeting of the Directors was duly called and held on April 2, 2026, at the Woodstream Meeting Room located at 4535 Woodstream Village Dr., Kingwood, TX 77345.

IN ATTENDANCE

Representing the Members of Woodstream Community Association, Inc., were the following Board Members:

- Frances Andrews (President)
- Bill Grim (Vice President)
- Chris Kalman (Secretary)

The following Board Members were absent with apologies:

- Doug Miller (Member at Large)

Representing Spectrum Association Management, LP was:

- Hannah Maskevich (Client Relations Manager – CM)

DETERMINATION OF QUORUM

A quorum of Board Members was announced, and the Executive session meeting was called to order at 6:02 p.m. by CM Hannah.

EXECUTIVE SESSION

The Board reviewed items in the executive session related to escalated collection, deed restriction matters and legal report.

Aging Report: The Board of Directors reviewed the current Aging Report and unanimously approved sending 20 accounts to the Association's attorney for further collection efforts.

Violation Report: The Board of Directors reviewed the current Violation Report and approved sending 1 account to the Association's attorney for further enforcement efforts.

The Board also discussed the site focuses for the spring with SpectrumAM.

Legal Status Report: The Board of Directors reviewed the most recent Legal Status Report provided by Holt & Tollet, P.C.

The Board of Directors discussed the 2026-27 budget for approval in Open session.

With no further business to discuss, the Executive session meeting was closed, and the Open session was called to order at 7:33 p.m.

MEETING MINUTE APPROVAL

The open meeting minutes from February 11, 2026 were reviewed and approved as presented.

Motion – Bill, second – Chris; all in favor 3-0

ANNOUNCEMENT OF ACTIONS TAKEN OUTSIDE OF A MEETING

CM Hannah announced the decisions made by the board outside of the meeting:

- Several tree removals in the amount of $7,900.00
    - Stump grinding to be completed for $535.00
- Playground inspection for all three playgrounds approved in the amount of $1,550.00
- Pressure washing of the pool and pool building in the amount of $1,800.00
- Mosquito spray contract renewed for 2026 – 2028 in the amount of $122.50/visit

FINANCIAL REPORT

The Board and Membership were presented with the February 2026 financials. Homeowners are welcome to review the monthly financial statements through their Homeowner Portal each month.

BUSINESS

- CM Hannah presented the 2026 Administrative Calendar.
- CM Hannah also presented a brief overview of the ongoing and upcoming projects.
- The Board of Directors approved the proposed budget with a 6.3% increase in annual assessments at an amount of $685.00 per residential lot and the following rates for the commercial lots for a total of $488,350.71 in assessment revenue for the fiscal year of June 1, 2026 – May 30, 2027.
    - Res A1 Blk 1 - $3,747.42
    - Res A1-A Blk 1 - $2,803.02
    - Res A Blk 1 - $6,410.27

    Motion – Frances, second – Chris; all in favor 3-0
- The Board of Directors reviewed the proposed eBlast regarding the 2026 pool season information and approved its distribution to homeowners with a few edits.
- The Board of Directors reviewed and approved the proposal from Aquatic Advisors to install new mastic throughout the pool area in the amount of $7,150.00.

  Motion – Bill, second – Frances; all in favor 3-0
- The Board also reviewed two proposals from Aquatic Advisors and Statewide to rebuild the benches and to replace the trash can enclosure in the pool area, but requested additional information from both vendors regarding the specifications of the bench rebuilds.
- The Board reviewed the proposal from Statewide for several miscellaneous repairs and approved of moving forward with the sink replacement and the mortar repairs on the clubhouse.

  Motion – Chris, second – Bill; all in favor 3-0
- In the interest of time, the discussion regarding the electrical inspection was deferred to a discussion via email.
- The Board of Directors reviewed the three proposals received from Statewide, Texan and HSR for the installation of the light cages and requested additional information from Statewide regarding the specifications and anchoring to the ground.
- The Board of Directors reviewed the proposal for the irrigation repairs recommended by ABS and requested to follow up with the vendor / City that made the damage to address it directly.

NEW BUSINESS

There was no new business to discuss.

HOMEOWNER FORUM

Homeowners present were given the opportunity to present discussion items with the Board and the following were discussed:

- Mrs. Greiner inquired about the trees that are touching her home and when they would be trimmed. CM Hannah to follow up with the arborist for pricing and scheduling.

ADJOURNMENT

With no other business to discuss, the Board adjourned the meeting at 8:41 p.m.

Matthew Lasher
Matthew Lasher (Jun 10, 2026 07:40:00 CDT)
Woodstream Community Association, Inc.
06/10/2026
Date

Hannah Maskevich
Spectrum Association Management
05/21/2026
Date