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 May 20, 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
- Bill Grim
- Chris Kalman
- Matthew Lasher

The following Board Members were absent with apologies:

- Charles Gille

Representing Spectrum Association Management, LP was:

- Hannah Maskevich (Client Relations Manager – CM)

DETERMINATION OF QUORUM

A quorum of Board Members was announced, and the Open session meeting was called to order at 7:22 p.m. by CM Hannah.

MEETING MINUTE APPROVAL

The open meeting minutes from April 2, 2026 were reviewed and approved as presented.

Motion – Frances, second – Bill; all in favor 4-0

ANNOUNCEMENT OF ACTIONS TAKEN OUTSIDE OF A MEETING

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

- Repairs to be made to the two main lifeguard stands in the amount of $1,025.00
- Final transfer to the Reserve account in the amount of $35,000 due to excess funds
- Pump repairs were approved in the amount of $1,098.98 to pumps #2 and #3
- Installation of one light cage at the Pin Oak entrance in the amount of $700 and to resecure the existing cage at the main entrance.
- Landscape enhancements + irrigation repairs at the pool entrance ($5,104.70) and irrigation repairs throughout community ($1,417.28)
- Plumbing repairs at the pool house to repair two hose bibs/spigots in the amount of $1,725.00
- Removal of 5 dead trees in the amount of $2,400.00, to include stump grinding

BUSINESS

- The Board of Directors unanimously appointed the following positions:
  - President – Frances Andrews
  - Vice President – Bill Grim
  - Treasurer – Chris Kalman
  - Secretary – Matthew Lasher
  - Member at Large – Charles Gille

NEW BUSINESS

- CM Hannah provided an update on the plumbing repairs and advised that an additional repair is necessary in the amount of $904.00. The Board expressed concerns about the previous repairs and CM Hannah will follow up with the vendor.
- The Board requested to defer the clubhouse painting project to after the pool season.

- The Board approved the proposal from Lake Houston Lawn Care for the 2026 holiday decorations in the amount of $2,370.40.
- The Board approved the replacement of the non-functioning pool lights in the amount of $3,149.95. The upgrade to LED lights was declined at this time.
- The Board approved the necessary/critical electrical repairs + 4 days labor in the amount of $3,835.00 to be completed by McWilliams in proposal #352.

With no further business to discuss, the Open session meeting was closed, and the Executive session was called to order at 7:56 p.m.

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 2 accounts to the Association's attorney for further collection efforts.

Violation Report: The Board of Directors reviewed the current Violation Report and approved sending 3 accounts to the Association's attorney for further enforcement efforts.

The Board also approved the force maintenance of one account, and provided blanket approval to force maintain properties as they come up due for such.

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

ADJOURNMENT

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

_____	Hannah Maskevich _____
Woodstream Community Association, Inc.	Spectrum Association Management
08/27/2026 _____	08/27/2026 _____
Date	Date