4800 Spring Meadow

Midland, TX 79705

August 27, 2026

Minutes of HOA Board Meeting

Members present: Amy Innes, Manuel Lujan, Monte Duncan, Ray Straub

Meeting was called to order at 6:30.

The minutes from the July 23, 2026 meeting were approved.

Financial Report:

Currently there is $8,571.94 in the checking account, $412.96 in the savings account, and $55,469,70 in the Money Market for a total of $65,454.60. The total outstanding balance of unpaid dues is $23,585. The board discussed how to incentivize homeowners to pay their dues in a more timely fashion. It was decided to send out a letter explaining what this money is used for and why it is important for the HOA to receive this money.

Manuel made a motion to approve the financial report which was seconded by Ray. The motion passed.

Grounds: Monte reported that 12 letters had been sent to residents about covenant violations, 7 of which have been remedied. The seeding/sod project has been completed and the French drain expansion for the 4823 cluster has been finished. The City of Midland repaired a leaking waterline, but will be back over the next several months doing other repairs. Devin has been working on broken sprinkler lines and sprinkler heads. Due to Devin's health issues, the HOA had to hire some temporary yard help to get all of the required mowing completed.

Pool: Monte has taken over daily checks and cleaning of the pool area. A seal in a pump was leaking and was fixed by Pool Techniques. The pool will be closing for the season at 10 pm on Monday Sept. 7, 2026.

Clubhouse: The new AC/heaters have been installed and seem to be working well. Monte made a motion to approve the repair of the mortar where the old lines for the AC ran on the outside of the clubhouse. The cost is estimated to be $375. Manuel seconded and the motion was approved.

There was discussion about raising the rental rate from $200 to $250 to better cover the expenses for cleaning and utilities. Manuel made a motion to raise the rental rate to $250 per day, Monte seconded the motion. The motion passed. The new rental rate of $250 per day will start on 10-1, 2026.

Architectural Committee: Manuel reported that Michael Galindo has still not bricked his storage building. It was decided if he does not complete this project by Oct. 1, 2026 he will be required to remove the structure.

Old Business: Monte will get a quote for the sign for the playground area.

There being no other business, a motion was made by Manuel and seconded by Ray to adjourn. The motion passed and the meeting was adjourned at 7:57 pm.

The next board meeting will be on Thursday, September 24, 2026, at 6:30 pm.