

THE MILLERS NEIGHBORHOODS COMMUNITY ASSOCIATION, INC. HELD THEIR ANNUAL MEETING OF THE MEMBERS ON TUESDAY, APRIL 1, 2025 AT 6:00 PM VIA ZOOM. NOTICE HERETO ATTACHED AS EXHIBIT A.

DIRECTORS PRESENT

Arturo Gonzalez

IN ATTENDANCE

Rachel Schmutz representing the Managing Agent: Community Solutions.

CALL TO ORDER & ADOPTION OF AGENDA

Due notice of the meeting having been given, the 2025 Annual Meeting of the Members was called to order at 6:06 p.m. There were 12 lots present in person or by proxy, plus the Declarant which represented a quorum of the membership.

INTRODUCTIONS

The agent introduced the Board Members present, as well as, the Community Solutions management team members.

FINANCIAL REPORT

The Membership was provided the financial statements for the period ending February 29, 2025, as well as the 2025 Approved Budget. The agent answered questions related to the financial report.

The financial report is hereto attached as *Exhibit C*.

ELECTION RESULTS

The membership was advised that Cynthia Porter was elected to serve on the board with 11 votes. The term will expire at the 2028 annual meeting, unless full turnover of the Board occurs before that date.

DEVELOPER UPDATES

Arturo Gonzalez advised the members that development of the community was complete and the remainder of the lots were either under construction or would be started soon. Mr. Gonzalez advised that he anticipated being able to leave the Board to open the position for another homeowner in the first quarter of 2026.

HOMEOWNER OPEN FORUM

The floor was opened for questions relating to the HOA. Questions posed were as follows:

- An owner requested that additional street lights be installed. Mr. Gonzalez advised that the street lights were installed to code and if the HOA wanted to install additional ones, they could do so when the owners take over;
- An owner advised that the construction trash is blowing through the streets. Mr. Gonzalez stated he would remind construction to secure all trash;
- An owner suggested that the soil be tested in the community for a fungus that is killing oak trees;
- It was requested that the playground be power washed to remove mildew;
- An owner inquired on a swimming pool. Mr. Gonzalez advised that there were no plans for a pool;
- An owner advised that neighbors were allowing their dogs to roam the community. It was requested that a reminder of the animal leash laws be sent to all owners.

ADJOURNMENT

There being no further business, the meeting was adjourned approximately at 7:09 p.m.

APPROVED

Board President

Date