

THE SUNDANCE COVE HOMEOWNERS ASSOCIATION, INC. HELD AN ANNUAL MEETING OF THE MEMBERS ON THURSDAY FEBRUARY 20, 2025, AT 5:00 PM VIA VIRTUAL PLATFORM ZOOM. NOTICE HERETO ATTACHED AS EXHIBIT A.

<https://us06web.zoom.us/j/86302380407?pwd=BIXF1LkzMoxgbuuGiFJE5dw54k76xt.1>

Meeting ID: 863 0238 0407* Passcode: 393623

BOARD OF DIRECTORS – MERITAGE HOMES

Josh Penton Chris Barnes Anthony Perez

IN ATTENDANCE

Nicole Ginardi representing the Managing Agent: Community Solutions.

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 5:01 PM The agenda was adopted as presented. The Managing Agent recorded the minutes.

INTRODUCTIONS

Ms. Ginardi, the managing agent, introduced the Community Solutions personnel present. Josh Penton of Meritage Homes introduced the Board who were all present.

FINANCIAL REPORT

Ms. Ginardi reviewed the December 31, 2024, yearend financials. Ending balance for are as follows:

Operating \$69,784.70. Ms. Ginardi reviewed the January 31, 2025, yearend financials. Ending balance for are as follows: **Operating \$386,512.19.** There was also a review of the balance sheet and there was a question expense for the pool GL code when the pool has not yet been established. Mr. Penton advised this GL also covers the entrance fountain expense.

DEVELOPER UPDATES

Mr. Penton advised those present of the following updates.

- Rec center is scheduled to open mid-September 2025, this is depending on weather and no construction delays. Rec center will have a fitness center, meeting room/clubhouse, resort style pool and park.
- 180 lots on the ground, expected to be near 2000 lots at completion
- Three developers within the community, Meritage, MHI and one other not named. MHI is developing from Foley to Dallas, the other developer will be larger lots up to the water of Lake Houston. Expected to be completed by the end of the year.

HOMEOWNER FORUM

The following questions were asked by the homeowners present.

- Rec center be opening – scheduled to open mid-September 2025
- Security driving around, will this remain – currently that is for construction purposes. If the residents want this to remain at turn-over, budgeting will have to be evaluated as this is a costly expense and it will likely require an increase in annual assessments.
- HOA Board establishment – this will be established at turn-over and that is not expected for at least two years, maybe three years.
- ATV/Golfcart restriction – There is a concern for speeding in the community by those who utilize these recreational vehicles – There are no restriction for ATV/Golfcarts being driving in the community. Street law violations should be directed to local police.
- Commercial vehicle parking in driveways – you can have them for up to 48 hours in the driveway. There are restrictions on having them permanently stored/parked in the community.
- Street parking restrictions – the HOA has no authority over street parking

- Streetlights, will there be additional lightning installed along the main road (community entrance) – yes that is being evaluated, additional lighting along the walking trails will be added, LED lighting as to not take away from the natural night sky.
- Foley Rd widening – yes that will be done by Harris County no ETA on start date.
- Pool hours – pool season may start mid- April or May 1st through Labor Day holiday. The pool will be a swim at your own risk, no lifeguard on duty.
- Iron fences with seemingly aggressive pets – no restrictions on owners having pets who have iron fencing outside of the association rules already in place for pet owners.
- Fence gate access to easements – yes this is allowed

NEXT MEETING DATE:

Mr. Penton advised the HOA meeting will be in person once the rec center meeting room is available and will have call in access for those who cannot attend in person.

ADJOURNMENT

Meeting adjourned at 5:29 PM