

MINUTES OF THE ANNUAL MEETING OF MEMBERS OF THE KINGS RIVER & KINGWOOD GLEN TRAIL ASSOCIATION, INC. HELD ON OCTOBER 27, 2006 AT 6:30 PM AT THE CROSBY COMMUNITY CENTER LOCATED AT 409 HARE ROAD, CROSBY, TX 77532.

DIRECTORS PRESENT

Steven Ramshur
Cassandra McGregor
Rhonda Niblack
Jack Campbell

DIRECTORS ABSENT

Teresa Henderson

MEMBERS PRESENT

31 Members in attendance. Sign-in sheet attached to and part of these minutes.

IN ATTENDANCE

Gina Sprinkle and Yvonne Alexander, representing the Managing Agent, Association Management, Inc.

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order. Steven Ramshur, President, presided and Gina Sprinkle recorded the minutes

ADOPTION OF AGENDA

The proposed agenda was reviewed. Upon a motion duly made and seconded, the agenda was adopted.

INTRODUCTIONS

Steven Ramshur introduced the Board of Directors and representatives of Association Management, Inc. Mr. Ramshur concurred with Gina Sprinkle a quorum had been established.

REPORTS:

Year end Review

Steven Ramshur reviewed what the Association maintains, as well as explained where the association fees were spent. Mr. Ramshur advised he had been conversing with a Harris County Building Inspector on behalf of the association. Mr. Ramshur stated the inspector had agreed to work with the association in building mutually beneficial relationship; although all the details have yet to be drawn, the inspector would be reviewing the plans of

all new structures / home-sites and insuring they are being built according to plan. Mr. Ramshur advised that the Board has and will continue to work diligently on enforcing deed restrictions, it was noted that some home-sites have been turned over to the attorney for further enforcement. Mr. Ramshur informed the members that the gates in the estates are functional that if there were questions regarding access cards contact needed to be made with, Gates in Motion; flyers for the vendor were on hand for pick-up.

Review of Officers and ACC Members

Wayne Niblack reviewed the Architecture Control Committee (ACC) duties and the importance of the committee. Mr. Niblack encouraged homeowners to make contact with the ACC prior to commencing work.

Rhonda Niblack reviewed each of the responsibilities of the Board of Director positions.

VOTING

Election of Directors

Gina Sprinkle advised that there were five positions up for election. Ms. Sprinkle noted the following Board members would like to be considered for reelection and to please include them on the ballot as incumbents: (1) Steven Ramshur (2) Cassandra McGregor (3) Jack Campbell. Ms. Sprinkle asked for nominations from the floor, Ms. McGregor advised she had received a written request from Teresa Henderson requesting nomination, Ms. Henderson would be listed as an incumbent. Following general discussion, Gary Rozell, Kay McKinney, Mike McKinney, Jay Vincent, and Chuck Richnow were additionally nominated from the floor.

Following general discussion regarding the amount of votes the Declarant currently holds, Ms. Sprinkle asked that homeowners utilize their ballot to list up to five candidates that they would like to elect to the Board of Directors.

Section 3.10 – Temporary Structures

Gina Sprinkle advised this vote is regarding adding the following sentence to the end of the paragraph of the Deed Restrictions, section 3.10:

During the construction process, temporary structures, whether RV, motor-home, travel trailer, camper, tent, horse trailer, modular homes, or mobile home will not be permitted to be stored or parked on property at any time.

Ms. Sprinkle asked the homeowners to check *for* or *against* on their ballot following Mr. Ramshur's further reasoning for the requested vote.

Section 3.21 – Lot Maintenance

Gina Sprinkle advised this vote is regarding adding the following new paragraph at the end of the Deed Restrictions, section 3.21:

During the construction process, the owner shall provide, at owner's expense, an appropriate sized Debris Box for the adequate disposal of trash and other discarded building materials.

Ms. Sprinkle asked the members to check *for* or *against* on their ballot following Mr. Ramshur's further reasoning for the requested vote.

New Business Item 1

Gina Sprinkle advised this vote is regarding increasing the annual assessment \$100.00 for a total yearly assessment of \$400.00. Ms. Sprinkle advised this is a proactive move on behalf of the Board to create unity so that the entire subdivision along the roads and ditches can be mowed at the same time.

Following general discussion Ms. Sprinkle asked the members to check *for* or *against* on their ballot following Mr. Ramshur's further reasoning for the requested vote.

Mr. Ramshur asked for volunteers to accompany Ms. Sprinkle to the back of the room to review the process of tallying of ballots.

GENERAL COMMENTS / ANNOUNCEMENT OF ELECTION

The Board of Directors took questions from the floor while votes were being tallied. Following general discussion within the members and Board of Directors, Gina Sprinkle announced the following as the election results:

The following candidates have been elected to the Board of Directors for 2007:

Steven Ramshur
Cassandra McGregor
Mike McKinney
Jack Campbell
Jay Vincent

Ms. Sprinkle advised that each of the two (2) amendments had passed along with the assessment increase.

ADJOURNMENT

There being no further business to discuss, and upon a motion duly made and seconded, the meeting was adjourned.

11-8-06
DATE



APPROVED AS CORRECT