

**PRESERVE AT PECAN CREEK  
HOMEOWNERS ASSOCIATION, INC.  
RECAP OF ANNUAL MEETING  
August 21, 2007**

The Annual Meeting was held at Pecan Creek Elementary School. The meeting was called to order at 6:08 p.m. on August 20, 2007.

Quorum was announced.

Chris Munsch and Soozie LaFlamme, representatives from Lone Star Association Management, Inc. were present. Barbara Losey with ForeStar was present.

Ms. LaFlamme presented the 2007 budget and financial information. The 2006 end of year financial was presented as well.

Ms. Munsch discussed forming an Advisory Committee over the next few months. She informed owners that the information for this Committee would be published in the next newsletter. This particular Committee will be appointed by the Board of Directors. It is a training committee that will learn about how the association functions and they will look at all aspects of the association.

Ms. Munsch announced that there were numerous resignations from Committees and that the association was looking for new volunteers.

Landscape Committee member, Gary Christopherson introduced himself and spoke about the Landscape Committee. They have two new members and they do the Yard of the Month program. He also stated that after many years they were finally able to have benches and trash cans installed along the park areas. The owners present thanked the Landscape Committee for having the wildflowers installed.

Ms. Munsch announced that Ken Bearden has volunteered for the Pool Committee and Lone Star will begin working with him on this Committee.

Ms. Munsch stated that Karisa Adams develops and publishes the newsletter for the association. She is in the process of publishing the 3<sup>rd</sup> quarter newsletter.

The homeowners asked when the association might transition and Lone Star informed them that it would be several years before that would happen.

Following items were discussed:

Since the City of Denton owns the streets, door to door solicitors would be subject to the City of Denton ordinances.

The Developer has completed their part on developing the hike and bike trails. The City collected Impact Fees which must be used specifically for development within the Preserve.

Lone Star informed the owners that the Advisory Committee would take a look at options regarding having outdoor exercise equipment placed around the hike and bike trail.

Lone Star informed the owners that the land along Sunray that is not maintained has been deeded over to the City of Denton. Lone Star has contacted Code Enforcement on numerous occasions to request that they maintain this land.

The owners asked if ForeStar paid assessments on the lots that they still own. Mrs. LaFlamme informed the owners that ForeStar as developer provides for a shortfall if there is one. The builders pay assessments after 120 days of owning a lot.

Lone Star informed the owners that lifeguards are required by ForeStar.

Lone Star informed the owners that if they would like to have a guard rail or bar along the sidewalk near Pogus Page going to the elementary school, they contact the City as this is not HOA property.

There was a question regarding plans for an additional pool and amenity area. Lone Star informed the owners that the developer has completed all the amenities. They will have a sun screen installed to cover the playground area. It should be installed in September or October. They are currently going through the permitting process with the City. The drainage issues around the pool deck will be corrected and the pool fence will be extended out on the right side as you enter the pool to add a grassy area surrounding the pool deck. This will be done after the pool closes for the season.

The following issues were brought up and the owners were informed that they are City issues and they must contact the city:

1. The road extension of Lakeview.
2. When will the mobile park called Lone Park be taken out and or purchased.
3. Stop sign at Plumbago and Lantana. Note, Lone Star will contact the City to make this request.
4. The thorough way on Fox Sedge, there was to be a road proposed.
5. Expansion of the trail past the pool.

With there being no further business the meeting was adjourned at 7:10 p.m.