

**ANNUAL MEETING OF THE MEMBERS
MILL CREEK LANDING, HOMEOWNERS ASSOCIATION, INC**

The Members of Mill Creek Landing, Homeowner's Association Inc., held a member meeting on November 19th, 2022, located at 41111 N. Mill Drive, Magnolia, Tx 77354 beginning at 3:00 p.m. Directors in attendance were: M.J. Mercer, Anson Garcia, Earl Greer, Lonie Mercer, Traci Harkay, Melanie Ashcraft. Hayley LeBlanc from ("MPM") was in attendance. A quorum of 9 property owners is needed to establish a quorum. The quorum was met through proxies and ballots.

The meeting packet consisted of the agenda, previous meeting minutes, income statement and proxy.

The minutes from the 2021 annual meeting were provided and read aloud.

Upon a motion duly made by Lonie Mercer and seconded by M.J. Mercer, the following resolution was unanimously adopted.

RESOLVED THAT, the membership approves the minutes from 2021.

Anson Garcia introduced the Board.

There were no volunteers prior to the meeting however, after the current Board expressed their need for volunteers due to the requests and needs of homeowners within the community one homeowner did volunteer and was unanimously voted onto the Board of Directors with "MPM" remaining as secretary.

The financials were discussed, and M.J. Mercer informed residents of the community's financial status and how additional expenses such as MPM acting as secretary for the HOA. Due to the financial status the Board has determined there must be an increase in the annual assessment, this increase will go from \$60 to \$69 dollars.

Upon a motion duly made by Lonie Mercer and seconded by Anson Garcia, the following resolution was unanimously adopted.

RESOLVED THAT, the membership approved the annual assessment increase.

Discussion was in regard to deed restrictions being enforced as several homeowner have concerns about the properties out of compliance. It was explained specific action has to be taken however, they are fined, and liens can be placed on the property. Homeowners also asked about the fountain as it is not working and needs repairs as well as the concern it is currently located on a commercial property. Discussion was further held regarding disbanding the HOA and the process to do so. The Board has suggested sending out a request for contact information for homeowners to update their account. A new collection process was also discussed, and the Board has agreed to proceed with the service called Axela. Homeowners also expressed concerns about the ATVs and areas in the neighborhood with flooding.

Upon a motion duly made by M.J. Mercer and seconded by Anson Garcia, the following resolution was unanimously adopted.

RESOLVED THAT, there being no further business before the Board, the meeting was adjourned at 5:17 pm.

Date

Manager