

DRAFT

MINUTES OF THE ANNUAL MEETING OF THE MEMBERS
OF THE REMINGTON HEIGHTS OWNERS ASSOCIATION, INC.

September 3, 1997

The undersigned, Directors of the Remington Heights Owners Association, Inc. (the "Association"), hereby certifies that at 7:17 p.m. on September 3, 1997, the Annual Meeting of the Members of the Association was held in the Milburn Model Home/Sales Office, located at 1603 Thibodeaux Drive, Round Rock, Texas. Directors Bryan Rome and Steve Herring were present. Christy Greeley and Randy Reid of Liddiard Management and Sharon Campbell of Milburn Homes were also present. Director Herring called the meeting to order at 7:17 p.m. and the following business was conducted:

Items 1 and 2 - Roll Call, Proxy Certification and Proof of Notice:

A roll call of the Members of the Association was made by a sign-in sheet. Of the 48 residents of record as of September 1, 1997, 19 residents were present at the meeting and 1 resident was represented by proxy for a total of 20 residents of Class A members. Directors Rome and Herring represented the Declarant (Class B member), Milburn Homes, with 191 lots. The following table reflects the quorum requirements:

	<u>Class A</u>	<u>Class B</u>	<u>Total</u>
Total Lots	48	191	239
Total Votes	48	573	621
Votes-Attending	19	573	592
Votes-Proxy	1	0	1
Total Votes Attending	20	573	593
1/10 Requirement-Class A total votes	5	n/a	5
1/10 Requirement-Class B total votes	n/a	58	58
Requirement Met	Yes	Yes	Yes

The sign-in sheet for the members of the Association present is attached as Exhibit A. Proxies are attached as Exhibit B. A proof of notice to all members was established and is attached as Exhibit C.

Item 3 - Manager's Report:

Randy Reid of Liddiard Management presented the Manager's Report, attached hereto as Exhibit D.

- a) Ms. Reid explained the operating budget for 1997 as presented to the Members and attached as Exhibit E. She explained that the 1997 Budget was funded in part by Homeowner assessments, but the Association derived the majority of its income from Declarant Contributions. She explained that most expenses are attributable to maintenance and irrigation of the entry along Jazz Street at Louis Henna Blvd. The Board of Directors awarded Unique Concepts Landscape Services the service contract for maintenance of the right-of-way. Another major expense is that of the publication and distribution costs for the Remington Heights Homeowners Book. She discussed the General and Administrative Expenses, which include an allocation for neighborhood

parties, various signage, and General Liability and Directors and Officers insurance. Steve Herring briefly discussed the management fees and why Liddiard Management was awarded the contract, which can be opened to competitive bidding annually. The floor was opened for questions regarding the budget:

- Is any land targeted for a future park? The discussion was deferred to the end of the meeting reserved for Communications from Members.
 - Will there be an increase in assessments after Declarant Contributions cease? Ms. Reid explained that full buildout was taken into consideration when the assessments were determined and an effort was made to project future expenses as well as income. An increase should not occur, but no guarantees are given.
 - Why is there a deficit projected for December? It was explained that the deficit was projected for the month not year end.
- b) Concerning the delinquent assessments, Ms. Reid explained that there are currently 2 Members who are 3 months in arrears. Collection procedures (including filed liens) as outlined in the Homeowners Book, will be pursued if necessary.
- c) As of September 1, 1997, there are 48 homeowners in Remington Heights with a total projected buildout of 191 homes including the 91 lots in Phase 2.1 and 2.2. Steve Herring and Bryan Rome clarified the future plans for the neighborhood:
- Remington Heights Phase 1 = 100 lots
 - 1.1 = 53 lots: 30 closed, and 2 pending
 - 1.2 = 47 lots: 20 closed, and 13 pending
 - Remington Heights Phase 2 = 91 lots
 - 2.1 = 49 lots: will be developed when there are 10-15 left in 2.2
 - 2.2 = 42 lots: is currently under construction and contracts are being sold.
- d) Ms. Reid explained that General Liability and Directors and Officers insurance is maintained to protect the Association and its directors from lawsuits arising from injury, etc., on the Association's common areas. Electric and water utilities are paid for lighting and irrigation at the entry on Jazz Street.
- e) Ms. Reid stated that the common areas consist of the right-of-way along Jazz Street and that the dead trees along Jazz will be replaced when the weather is cooler.
- f) Ms. Reid praised Remington Heights for taking such pride in their community as exemplified by the exterior maintenance of their homes and encouraged them to keep up the good work. Director Herring discussed the Architectural Committee and the process for approval of all improvements. The floor was opened for questions regarding the Deed Restrictions:
- Are portable basketball goals allowed? There are no specific restrictions regarding them, but are considered to be unsightly; thus they must be stored out of sight when not in use.

- Can an outbuilding, which is approved by the ACC Committee, be erected without a fence? Steve Herring stated that any such structures must be shielded by approved fencing and Sharon Campbell noted that if guidelines, set forth in the deed restrictions for both fences and temporary out buildings, are closely observed, that ACC approval is not required.
- What can be done about cars being parked on streets overnight? Sharon Campbell explained that enforcement of this deed restriction is extremely difficult because the streets are city property; that in order to have the car impounded, it must be in disrepair and stationary for 72 hours.

Item 4 - Election of Three Directors:

Randy Reid explained that the Board members are elected for three year terms on a staggered basis, so that in subsequent years one director's position will come vacant each year. Initially, the Board of Directors consists of Declarant representatives, since each owner lot has one vote with the balance of lots owned by Milburn with 3 votes per lot. Control will eventually shift to the homeowners and the Association will ultimately become self governing. The members voted to suspend secret written balloting and unanimously approved Bryan Rome, Steve Herring, and Terry Mitchell to serve as Directors for the coming year.

Item 5 - Association Committees:

Ms. Reid announced the chairpersons of the Recreation and Publicity Committees and the need for a Maintenance and Security Chair. She thanked all members who had volunteered their services for committee work earlier in the evening and further encouraged active participation in the Association. In response to a question from the floor, Ms. Reid stated that it was possible to use the allowance in the budget for Committee activity for fundraising.

Item 6 - New Business:

None

Item 7 - Communications from Members:

Residents were concerned about:

- Dove hunting on property adjoining Remington Heights--The police will come out on an individual basis if shots enter Association property. Creating a buffer zone around city property through petitions to the City of Round Rock Planning and Zoning Commission in conjunction with other owner associations is a viable means of eradicating not only this situation, but also future problems. Steve Herring will ask Terry Mitchell to speak to the adjacent property owner about banning hunting in that location.
- Creation of a park for the neighborhood--Steve Herring stated that because of Remington Heights size and price range that no park has been included in development plans.
- Entry signs and lighting--Steve Herring stated that Milburn has no obligation to upgrade entry appurtenances.
- Noise volume on weekends from construction workers--If accurate descriptions of worker, vehicle, etc., are provided to the Superintendent, he will pursue the incident with the offender.
- Overgrown empty lot on Jazz--Will be mowed; future problems should be addressed to the Superintendent.
- The addition of another entry--Steve Herring Confirmed that only the one entry on Jazz Street in planned for Remington Heights.

Remington Heights Annual Meeting Minutes
9/3/97

Page 4

- MoKan Freeway--Steve Herring was unable to project the new freeway's proximity to the Property.

Meeting was adjourned at 8:37 P.M.

Bryan Rome, Director and President

ATTEST:

Steve Herring, Director and Vice-President