

GREENSHORES ON LAKE AUSTIN PROPERTY OWNERS ASSOCIATION  
ANNUAL MEETING  
JUNE 20, 2023

The Annual Meeting commenced at 6:16 with Hank Lydick, President of the POA Board, presiding. Mr. Lydick indicated that a quorum was present in person or by proxy.

The Minutes from the 2022 Annual Meeting were reviewed. There were no comments. Upon motion duly made and seconded, the Minutes of the 2022 Annual Meeting were approved.

Mr. Lydick discussed the procedures that would be used for the election of members of the Board of Directors. He continued by setting for the agenda for the meeting which included a discussion of the Undine system improvement charge ("SIC") proceeding, parking on Greenshores Drive, the POA's dock, Undine's Stage 4 water restrictions, and a possible Undine rate case at the Public Utility Commission.

Mr. Jack Baker introduced the four candidates for the two director positions. Mr. Lydick thanked Mr. Baker and the previous Board members who were present for the work on behalf of the POA.

Mr. Lydick reviewed the discussion with the owner of the rental property on Lake Austin concerning the parking on Greenshores Drive when there are events at the rental property. The meeting participants discussed the events at the rental property and the concerns about residents and emergency personnel being unable to get down Greenshores Drive because of the parking issues. Mr. Lydick indicated that the rental property owner indicated that these issues would be addressed in the future.

Mr. Lydick discussed increasing community involvement in the POA. Concerns were raised by one resident about the notice to residents of the POA annual meeting and how it was disseminated. Mr. Lydick described what was in the notice, what was required to be in the notice, and how the notice was disseminated to the residents.

Mr. Lydick reviewed the POA financials and that \$150,000 had been moved into an interest-bearing account. The meeting discussed the major spending items in 2022 and early 2023, including the legal spending for the Undine SIC proceeding. Mr. Lydick and Mr. Richard Edmonson described the events in the Undine SIC proceeding and what they expected to happen in the proceeding. Mr. Lydick and Mr. Edmonson answered questions from the meeting participants. Mr. Lydick stressed that the Board was attempting to get a full rate case filed by Undine so all the Undine rates would be reviewed by the PUC and that the POA needed to build a reserve to cover the cost of participating in a full rate case, including the possible need for a special assessment. The meeting discussed why this was important to all the members of the POA. The meeting discussed the grinder pump issue and the status of the PUC proceedings on that issue. The meeting also discussed the consumption issues during the ongoing drought and Undine's response to the communications from Mr. Lydick to Undine.

The meeting discussed security at the POA dock and the possible needs for cameras to assist in identifying those who did damage to the dock. Mr. Baker answered questions from the meeting

participants concerning the card system for entering the park. A possible video system was mentioned, and concerns were raised about its effectiveness and whether there was value in such a system. Naming a possible safety officer for the park was also suggested.

The garage break in that occurred on Oakshores was discussed. The resident involved indicated that the deputy sheriff believed the persons involved were looking for guns.

Three of the four candidates spoke on their candidacy for the 2 director positions. The four candidates were Richard Edmonson, Paul Shreve, Don Transue and Monty Henson. The election was then held under the supervision of Mr. Baker. Mr. Edmonson and Mr. Shreve were elected to the 2 director positions.

There being no additional business the meeting adjourned at 7:52 p.m.