

Semi-Annual Meeting of the Garden Homes 2 (GH2)
Royal Ridge Executive Homes Association, Inc.
16 November 2025, 4:00 p.m., Royal Ridge Clubhouse Patio

75 GH2 residents of the 124 GH2 homes signed up for and most attended the semi-annual meeting on Sunday, 16 November 2025, where they were treated to a 3-meat Bill Miller Barbecue catered meal. Because of a scheduling mix-up, the Clubhouse was unavailable, but attendees adjusted well to a picnic on the pool patio. The weather was great for an outside event.

President Lee Mays called the meeting to order at 4:35 p.m. and introduced the board members: Vice-President Elridge Davis, Secretary Pam Fosdick, and Treasurer Mark Maurer. Architectural Control Committee Chair Bob Robbins was unable to attend.

Secretary's Report: Pam read a summary of the minutes from the 27 April 2025 GH2 meeting and noted the minutes were emailed to GH2 residents in mid-October. If you did not receive the email from John Fosdick, please ensure we have your correct email address.

The motion was made, seconded, and voice vote unanimous to approve the secretary's report.

Treasurer's Report: Mark provided the treasurer's report. He noted our total funds were up \$7K and expenses totaled \$9K. The checking account balance is \$18,148.

The motion was made, seconded, and voice vote unanimous to approve the treasurer's report.

Architectural Control Committee: Bob Robbins was unable to attend. Residents are reminded any external changes to houses and property must be approved by the Architectural Control Committee (ACC). Please call Bob at (210) 416-8862, for information and questions. The documents that provide guidance on size, shape, etc. are available on the website (<https://royalridgesa.org/garden-homes-ii>). Also, if you're interested in serving as a volunteer for Cellular on Patrol (COP), contact Bob.

President's Report & Action Items: Lee Mays proceeded with the business items. To expedite the action items, he announced homeowners were provided a form as they entered the meeting and asked to complete their name and address as a record of attendance. The form also served as a ballot for the following action items so votes could be recorded after Lee provided an explanation for each and a brief discussion.

1. **Vote to Foreclose on 6023 Royal Breeze:** "After 1 January 2026, I authorize GH2 to foreclose on 6023 Royal Breeze, San Antonio, Bexar County TX for failure to pay 2025 and 2026 homeowner dues, fines for repeated failure to mow grass, and for costs for lien an attorney's fees."

The submitted votes were unanimous to proceed with foreclosure.

2. **Election of officers for 2-Year Term:** "I vote for and approve the following officers and directors for GH2 beginning 1 January 2026." The following names were presented and a line to write in a candidate's name. 2-year term for President – Elridge Davis, 1-year term for Vice-President (to complete Elridge's VP term)– Brandi Wharton, 1-year term for Secretary – Pamela Fosdick." Note: treasurer Mark Maurer was elected in 2024 for a 2-year term.

The submitted votes were unanimous to elect Elridge Davis as President, Brandi Wharton as Vice-President, and Pam Fosdick as secretary.

3. **Board Indemnification:** "GH2 members confirm, adopt, and ratify the prior acts and failures to act, of current and prior directors and officers and indemnify and hold each harmless therefore."

The submitted votes were unanimous.

4. **Reduce GH2 annual dues:** "I vote in favor of and approve a reduction in GH2 annual dues from \$120 per calendar year to \$100 per calendar year."

The submitted votes were unanimous to reduce dues to \$100 beginning 1 January 2026.

Retirement Recognition: Lee Mays served as GH2 president (and attorney) for over 20 years and declined to be reelected yet again. Fortunately, GH2 Vice-President Elridge Davis was willing to accept the position and was unanimously elected. Elridge presented a big thank you and plaque to Lee on behalf of GH2 for his many years of diligent service, leadership, and mentorship. Mark Maurer presented Lee with 2 big boxes of dog treats on behalf of the neighborhood dogs who appreciate Lee's treats during his morning walks. Lee oversaw many improvements to our community over the years and he says he will continue to work with the Board.

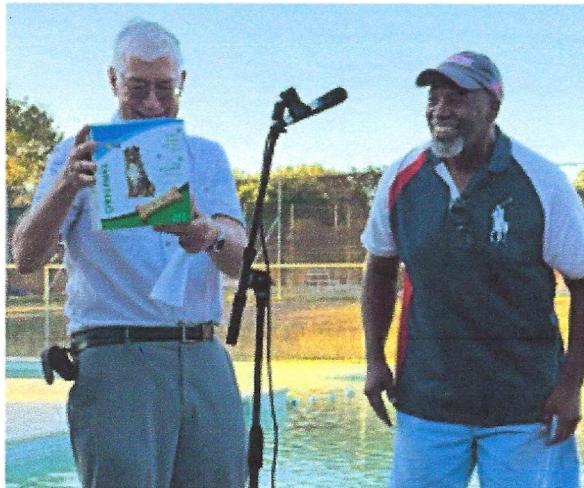
Adjournment: Elridge asked if there was any other business or announcements. A motion was made, seconded, and unanimously passed to adjourn at 5:10 p.m.

The next Garden Homes 2 meeting is scheduled for Sunday, 3 May 2026, 4 p.m. at the Clubhouse.

Addendum: GH2 elected Elridge Davis as President so he will be added to the official GH2 financial accounts at Firstmark Credit Union. Robert Lee Mays is no longer a GH2 Board member and will be removed from the account. Mark Maurer, treasurer and Pam Fosdick, secretary, remain on the account.

Minutes submitted by Pam Fosdick, 30 November 2025, (210) 317-8243, PamFosdick@satx.rr.com

Royal Ridge <https://royalridgesa.org/>



Pamela F Fosdick

Pam Fosdick, Secretary

Elridge Davis

Elridge Davis, President