

Magnolia Bend Homeowners Association, Inc.

P.O. Box 944

Rosharon, Texas 77583

www.magnoliabendhoa.com

Annual Meeting Agenda

December 4, 2025

- I. Call to Order
- II. Report of Officers
 - a. Treasurer
 - 1. 2025 Financial Statement
 - 2. 2026 Budget
 - b. Secretary
 - 1. Delinquencies
 - 2. Violations
 - c. President
 - 1. Levy / Common Areas
 - 2. Magnolia Bend Estates Development
 - d. Vice President
- III. Old Business
- IV. Open Forum
- V. New Business
 - a. Vote to amend Operating Bylaws.
 - b. additional Rules for Common Areas
 - c. Vote regarding Magnolia Bend Estates development
 - d. Vote regarding financing of Capital Improvements
 - e. Vote on Covenant, Conditions, Restrictions Amendment: Fowl/Chickens
 - f. Vote on Rules regarding the keeping of fowl/chickens
- VI. Election of Officers
 - a. Nominations
 - b. Proxy/Member Verification
 - c. Election
- VII. Executive Session
- VIII. Adjourn