

WOODLAND TRAILS NORTH HOMEOWNERS ASSOCIATION, INC.

AGENDA – BOARD OF DIRECTORS MEETING

Date: Tuesday, June 10, 2025

Time: 6:00 p.m. - Regular Board Meeting

Place: Woodland Trails Baptist Church

Address: 9615 N Houston Rosslyn Rd., Houston, TX 77088

"MAINTAIN, PROTECT & ENHANCE THE VALUE OF THE ASSETS!"
(Please be aware that action may be taken on any item listed on this agenda.)

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| ITEM I. | CALL TO ORDER/ROLL CALL | 6:00 p.m. |
| ITEM II. | HOMEOWNER/GUEST CONCERNS AND/OR COMMENTS | 6:05 p.m. |
| ITEM III. | IMMEDIATE ACTION ITEMS | 6:15p.m. |
| | A. Meeting Minutes | |
| | 1. April 15th, 2025 | |
| | B. Financial Statements | |
| | 1. March 31, 2025 | |
| | C. Patrol Report | |
| | 1. Patrol Report | |
| | D. Establish Ratification of Member's
Decisions | |
| | 1. Landscape & Park Bids | |
| ITEM IV. | OTHER BUSINESS | 7:00 p.m. |
| | A. Open Board of Directors Spot | |
| ITEM V. | EXECUTIVE SESSION | 7:30 p.m. |
| | A. Discussion of Delinquent Owner | |
| | B. Attorney Report | |
| | 1. Review & approve final demands or lawsuits. | |
| | C. Discussion of owner in violation of the governing documents | |
| | 1. Review BOD violations | |
| ITEM VI. | ADJOURNMENT | 8:00 p.m. |

Next Meeting: July 8 , 2025

WOODLAND TRAILS NORTH COMMUNITY IMPROVEMENT ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS' MEETING

Date: Tuesday, April 15, 2025

Time: 6:00 p.m. - Regular Board Meeting

Place: Woodlands Trails Baptist Church

Address: 9615 N. Houston Rd. Houston, TX 77040

CALL TO ORDER/ROLL CALL

The meeting was called to order by Board President Daniel Cleveland at 6:06 pm, with a quorum of directors in attendance, Manel Chapa, and Joan Aitken.

The Managing Agent, Juan Galvan and Elizabeth Galvan representing TXMGMT, LLC

Also, Mr. Hodge representing Wilsher Security

HOMEOWNER/GUEST CONCERNS AND/OR COMMENTS

A Homeowner noticed a property was listed as a car shop.

Homes with vehicles parked on the grass.

Home playing loud music.

Multiple Vehicles parked on the street, Busses and vehicles can't get through.

IMMEDIATE ACTION ITEMS

Meeting Minutes

The board reviewed the meeting minutes of March 11, 2025, and was approved as presented. A motion was called first by Joan Aitken and seconded by Manuel Chapa.

Financials Statement

The managing agent reviewed February 28, 2025; financials were approved as presented. The Board asked TXMGMT to move 50,000 from account 9805 to 9813. A motion was called first by Joan Aitken and seconded by Manuel Chapa.

Patrol Report

Owner Mr. Hodge was present and reviewed the report with the Board. A motion to approve was called first by Manuel Chapa and seconded by Joan Aitken.

Established Ratification of Member Decisions

1. Landscape & Park Bids

The board asked the managing agent to ask for the landscaper to rebid the proposals.

NEW/OTHER BUSINESS EXECUTIVE SESSION

Attorney Report:

The managing agents reviewed the attorney report for March 2025. We will instruct the attorney to continue collection efforts.

Delinquent Accounts:

The Board asked for the accounts that are 3 years or more in collections to be sent to the Attorney. Managing agents will continue sending collection notices.

Deed Restriction:

The managing agent presented a Deed Restriction report and reported that the restrictions will continue to be enforced according to CC&R's. The Board asked the managing agents to send BOD deed violations certified.

WOODLAND TRAILS NORTH COMMUNITY IMPROVEMENT ASSOCIATION, INC.

ADJOURNMENT

There being no further business, the Board adjourned the meeting at 7:15 p.m.

Recording Secretary for
Woodlands Trails North CIA

Date

Next Board Meeting
May 13, 2025, at 6:00 pm.