

Minutes of Special Board of Directors Meeting
February 27, 2026
At Lakeside Community Church
1056 E. Hwy 276, West Tawakoni, TX 75474

Meeting called to order at 0932 am. Board members present were: Ramsey Lindsay, President; Pam Reed, Vice President; Gregg Sprinkle, Treasurer and Billy Woodruft, member at large

No minutes were read from the last meeting as the secretary was not present.

No announcements or public comment

A discussion was held about the purchase of a laptop computer for the HOA. Currently we are using our own computers and would like to have a computer with only the HOA business on it. If we had that type of computer, it could be passed between board members as needed. Gregg Sprinkle made a motion to allow a budget of \$1,000 to purchase this computer. Pam Reed second the motion and voting was unanimous.

The board discussed the need for an enforcement committee as discussed at the members meeting. A Resolution establishing a progressive enforcement structure was presented to the board. Pam Reed made a motion to accept the resolution and form the enforcement committee. Gregg Sprinkle seconded the motion and voting was unanimous.

Gregg Sprinkle made a motion to appoint Debbie Cash, and Tommy Page to the enforcement committee. Billy Woodruft seconded the motion. Voting was unanimous.

Board members received the resignation of Vicki Bales from the Architecture Committee due to the illness of her husband. The board discussed who was currently on the Architecture Committee: Sheryl Raynie and Joe Barnett. Billy Woodruft said he would really like to be on the architecture committee. It was explained that a member of the board can not be on that committee. Billy voiced that he would rather be on that committee than the board as he is well versed in reading floor plans, etc, A motion was made by Gregg Sprinkle to accept the resignation of Vicki Bales and to put Billy Woodruft on the architecture committee and take him off the board after this meeting. Billy Woodruft seconded the motion and the vote was unanimous.

A resolution for the interpretation of use restriction for short term rentals was presented to the board. The following discussion was held. This is not an amendment to our covenants. It is an interpretation of language that is already recorded and binding on all lots in Indian Oaks. Our declaration states that each lot is to be used as a single family residence and for no other purpose. It also prohibits commercial or service activity conducted on a lot for a fee or profit.

Short-term rentals- meaning repeated rentals for brief periods, typically under 30 days- involve compensation and transient occupancy. After reviewing the language of our Declaration, the Board believes that this type of activity constitutes a commercial service and is inconsistent with a stable single-family residential use.

This interpretation does not prohibit traditional long-term residential leasing. Owners may continue to lease their homes for bona fide residential purposes.

Our responsibility as a Board is to protect the residential character and long-term stability of Indian Oaks and to enforce the restrictions that run with the land.

If the membership wishes to amend the Declaration to address this issue differently, that process exists under Article XII and requires $\frac{2}{3}$ vote of the membership.

Today's action is simply the Board fulfilling its duty to interpret and enforce the covenants as written.

The board also discussed how short-term rentals have been considered by the city to be a business and now have rules and regulations they must follow.

Gregg Sprinkle made a motion to accept the Resolution on Short-Term Rentals. Pam Reed seconded the motion. Voting was unanimous.

Meeting was adjourned at 1005.