



Country Forest West, CIA | PO Box 184 Magnolia, Texas 77353

Annual Meeting of Members

Saturday, May 2, 2026 at 2:00 PM

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Time: 2:00 PM

Location: Magnolia Parkway Elementary

1. Call to Order

The meeting was called to order at **2:15 PM** by President Mike Yellott.

2. Establishment of Quorum

A quorum was confirmed.

- **Lots represented by proxy:** 21
- **Lots represented in person:** 19
- **Total lots represented:** 40

The quorum requirement was met; therefore, the meeting proceeded as an official meeting of the Association.



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3. Approval of Prior Meeting Minutes

The minutes of the previous Annual Meeting were presented for review.

Corrections were noted regarding prior vote counts and lot representation.

Motion: To approve the minutes of the previous meeting as corrected

- *Made by:* Ken
 - *Seconded by:* (not recorded)
 - *Vote:* Approved by voice vote
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4. Treasurer's Report

The Treasurer presented the financial report for the period ending May 1, 2026.

Summary:

- Beginning Balance: ~\$65,536
- Ending Balance: ~\$69,941
- Deposits: ~\$14,394
- Expenses: Consistent with prior years
- Delinquent Accounts: 12 lots totaling approximately \$8,455

Motion: To approve the Treasurer's Report as presented

- *Made by:* Johnny Carroll
- *Seconded by:* Kyle Soder
- *Vote:* Approved by voice vote



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5. Architectural Control Committee (ACC) Report

The ACC report was presented on behalf of Ian Burgoon.

Summary:

- Five (5) requests submitted and approved:
 - New outbuilding
 - New pool
 - Multiple fencing projects
- No controversial requests were reported
- Reminder provided regarding:
 - Submission of plans prior to construction
 - Avoidance of encroachment on property lines and easements

No formal motion was required for this report.

6. Old Business

Traffic Concerns (TXDOT / FM 1488)

Discussion was held regarding ongoing safety concerns at the intersection of FM 1488 and Country Forest.

Action Item:



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- Johnny Carroll will contact TXDOT to request a meeting with an engineer to review safety concerns onsite.
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7. New Business

A. Proposed Baseball Facility Expansion

Discussion was held regarding a proposed expansion of a nearby baseball facility, which may significantly impact neighborhood traffic.

Key concerns included:

- Increased traffic volume (estimated 200–300 vehicles during events)
- Use of neighborhood roads for access
- Recent sale of the property and potential future development

It was noted that Lake Creek Ranchettes previously initiated action that temporarily halted development due to lack of permits.

Actions:

- The Association will obtain a survey to determine ownership of a **25-foot easement** believed to impact access rights
- The Board will evaluate legal options if necessary

Financial Consideration:

- The Association acknowledged limited funds available for potential legal action
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B. Legal Counsel (Advisory)

A recommendation was made to consider legal counsel familiar with HOA deed restrictions.

No formal action was taken.

C. Street Lighting Improvements

Discussion was held regarding inadequate lighting within the subdivision.

Updates:

- Ongoing coordination with CenterPoint Energy
- Planned conversion of approximately **5–6 existing lights** to LED street lighting
- Evaluation of additional lighting locations

Action:

- Continued coordination with CenterPoint
 - Assessment of additional lighting needs
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D. Community Standards

Additional topics raised included:

- Proper flag etiquette
- Removal of signage at neighborhood entrances
- Enforcement of deed restrictions

Actions:



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- Board to publish flag etiquette guidance
 - Board to address signage concerns as feasible
 - Notices to be sent where appropriate for compliance issues
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8. Election of Directors

The election process was reviewed in accordance with the Association bylaws:

- Even-numbered years: four (4) directors elected
- Odd-numbered years: three (3) directors elected
- Officers are appointed by the Board following the election

Candidates:

- Robert Stevens
- Kyle Soder
- Jon Cook
- Melody Hawkins
- Tayla Craig (nominated from the floor)

Results:

- Kyle Soder – 40 votes
- Jon Cook – 40 votes
- Robert Stevens – 39 votes
- Tayla Craig – 26 votes
- Melody Hawkins – 14 votes

Elected Directors:



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- Kyle Soder
 - Jon Cook
 - Robert Stevens
 - Tayla Craig
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9. Adjournment

Motion: To adjourn the meeting

- *Made by:* Ken
- *Seconded by:* Kyle Soder
- *Vote:* Approved

The meeting was adjourned at **3:04 PM**.

Post-Meeting: Board of Directors Organizational Meeting

In accordance with the bylaws, the Board convened immediately following adjournment to assign officer roles.

Officers Appointed:

- **President:** Paige McDaniels
- **Vice President:** Johnny Carroll



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- **Secretary:** Kyle Soder
- **Treasurer:** Jan Johnston

Directors:

- Tayla Craig
 - Jon Cook
 - Robert Stevens
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10. Post-Meeting Actions

- Update bank account signatures
 - Tayla Craig will be removed from account 0113027 and Jan Johnston will be added to the same account.
- Update management certificate
- Transition billing communications to S&T email