

High Point Ranch Property Owners Association

Annual Meeting

May 19, 2004

Minutes

The Annual Meeting of the High Point Ranch Property Owners Association was held on Wednesday, May 19, 2004 at Amy Parks-Heath Elementary School in Heath, Texas. The meeting was called to order at 6:45 p.m.

The meeting was conducted by Stacy Mack from Lipar Development Group and Mark Southall from Principal Management Group.

A quorum for the meeting was established.

Since this was the first Annual Meeting of the Association there was no reading of minutes from a prior meeting.

Mark Southall addressed the lot owners regarding the Income/Expense Summary for 2003, as well as the projected budget for 2004. The lot owners also reviewed the actual v. budget figures for the first four months of 2004.

General Items of Discussion:

- Stacy Mack reviewed plans for the playground/park area that is scheduled to be installed soon. There was general discussion about the possibility of installing lighting in the parking area for the playground/park. Ms. Mack was unsure if the Van Zandt Water Conservation Area would allow the developer to install utility service in the easement area.
- The lot owners discussed the regulations concerning the construction of storage buildings, barns, stables, etc. on lots. Most of the focus on this discussion centered on whether the Association should allow metal buildings. It was decided that the new Board of Directors would work closely with the Architectural Control Committee in reviewing and establishing detailed guidelines regarding these type structures.

It was explained to the lot owners that control of the Association has rested with the developer until this meeting, and that the developer would be transitioning that control to the lot owners. Nominations were accepted from among the lot owners for election to the three positions on Board of Directors. Those nominated included: John Crumpley, Steve Hanson, Donna Jones, Robert Worley, Jr., Dustin Raley, and Tami Bowers. Each candidate briefly addressed the audience to explain their background, qualifications, and reasons for wanting to serve on the Board of Directors. Ms. Bowers was not present but did submit a written letter of introduction. The election was held by written ballot. After a tally of votes it was noted that the new Board of Directors would consist of John Crumpley, Robert Worley, Jr., and Dustin Raley.

There being no further business, the meeting was adjourned at 8:30 p.m.