

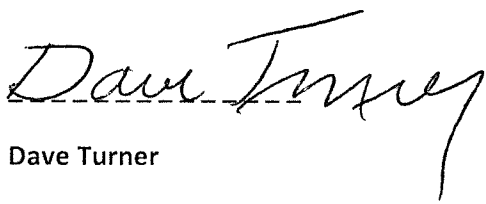
**High Point Ranch Property Owners Association
Annual Meeting of Members
18 January, 2014, Rockwall High School
Minutes - Approved**

- Alex Flores, President, established that there was a quorum represented at the meeting and noted that notice had been provided as required by the By-Laws of the Association
- Alex Flores, President, called the meeting to order at 10:05 and the minutes for the Annual Meeting held January 19, 2013, were reviewed and approved.
- New BOD member election: Amy Roberson, Real Manage Management Company, introduced BOD candidate Roman Buckner and John Crumpley offered his nomination from the floor. Additional nominations were solicited from the floor and none were offered. Roman and John were each given an opportunity to present his background and vision to the attendees. Attendees were then instructed how to cast their ballots, including any proxies represented.
- Dave Turner, Secretary/Treasurer, presented the financial summary for 2013. He reported that the association was in a strong financial condition, with expenses below budget and a growing cash balance. He also reported the intention to build a cash cushion for potential Operating Expense shortfall of six months and adequate replacement funds for end-of-life common area capital items.
- President's Report: Alex Flores, President, presented a summary of the past year's accomplishments, which included renovating the front entrance sprinkler system and moving forward in 2014 with an updated front entrance landscaping. Alex reported that the proposed landscape design would be posted on the web site for comment and feedback. Alex commented on the state of volunteers and how the NextDoor web site appeared to have assumed an increasing role of property owner communications. Comments and discussion followed on various items from the floor.
- Architectural Committee Report: Marilyn Lenoir, ACC Chairperson, reported that there has been an increase in building activity, with four new homes in 2013, numerous improvements approved and increased activity continuing into 2014.

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- Management Company report: Amy Roberson, Real Manage, reported on the functions of the property management company and the capabilities of the web portal, including anonymous reporting of violations and paying of annual fees.
- Election Results: Amy Roberson reported that Roman Buckner had been elected as the new BOD member.
- The meeting was adjourned at 11:30

These minutes were approved in the January 17, 2015 HPR Annual Property Owners' meeting.

A handwritten signature in cursive script that reads "Dave Turner". The signature is written in black ink and is positioned above the printed name.

Dave Turner

HPR Secretary/Treasurer.