

2025 ANNUAL MEETING MINUTES

Quiet Vines Homeowners Association
432 Callery Pear Court, Conroe, TX 77304

Saturday, March 8, 2025, 10:00 am, Quiet Vines clubhouse.

CALL TO ORDER

President Maria Delgado called the meeting to order at 10:04 am. The secretary confirmed that notice was mailed and emailed on February 14, 2025, and that 61 lots were represented in person, by proxy or by absentee ballot, meeting the ten percent quorum.

APPROVAL OF MINUTES

The minutes of the March 9, 2024 annual meeting were approved as distributed.

TREASURER'S REPORT

Treasurer Susan Lindqvist reported 2024 income of \$284,900 against expenses of \$209,300, with \$75,000 transferred to reserves. Delinquencies at year end were 2.5 percent, down from 4 percent. The reserve balance was \$412,700. The 2025 assessment remains \$285 per quarter. The report was received.

PRESIDENT'S REPORT

Completed in 2024: LED conversion of the entry monuments, replacement of the playground surfacing, and the new architectural guidelines adopted in March. Planned for 2025 and 2026: the pool replaster, the clubhouse roof, and trail resurfacing in two phases as recommended by the 2024 reserve study.

ARCHITECTURAL REVIEW COMMITTEE

Chair James Okafor reported 47 applications in 2024, 44 approved, two approved with conditions and one disapproved. Average response time was 11 days.

ELECTION OF DIRECTORS

Three seats were open. Nominees were Maria Delgado, David Chen and Priya Raman, with no nominations from the floor. All three were elected by acclamation to two-year terms ending March 2027.

OPEN FORUM

Residents raised street parking near the park on weekends, speeding on Callery Pear Court, and a request for a second dog-waste station on the trail. The board will ask the county about speed cushions and will add the station in April.

ADJOURNMENT

The meeting adjourned at 11:12 am.

Respectfully submitted, David Chen, Secretary. Approved by the Board April 24, 2025.