

Edgebrook Residential Community, Inc. ANNUAL MEMBERSHIP MEETING NOTICE

TIMELINE:

September 26, 2025: Agenda, Proxy Form and Absentee Ballot are sent out via email and posted on the website (www.edgebrookhoa.com).

October 21, 2025: Deadline for sending in Proxy Forms and Absentee Ballots at 11:59 p.m.

October 22, 2025: Membership Meeting via Zoom at 6:00 p.m.

METHODS OF VOTING:

- A. In-person Voting:** Conducted during the Membership Meeting through **electronic ballots**.
- B. Voting outside of the meeting**
 - a. Proxy Form:** If you are unable to attend the meeting but want to be counted towards the quorum and/or exercise your vote, you may assign your voting rights to another member. **This member may vote on your behalf on any Motion(s) made during the meeting.**
 - b. Absentee Ballot:** If you are unable to attend the meeting but want to be counted towards the quorum and/or exercise your vote, you may use the Absentee Ballot for quorum/voting. **Absentee Ballots may not be counted towards any Motion(s) made during the meeting.**

NOTE: For those who own multiple lots, you will need to submit a separate form per lot. One vote per lot.

The Proxy Form/Absentee Ballot is only good for this meeting.

Your Proxy/Absentee Ballot will be automatically **terminated and withdrawn** if you:

1. Sign and deliver to PMI Bluebonnet Realty a written notice of revocation of this proxy/absentee ballot prior to the Membership Meeting being called to order
2. Attend the Membership Meeting
3. Sign and deliver to PMI Bluebonnet Realty a written proxy/absentee ballot appointing someone else or voting differently, dated later than this Proxy/Absentee Ballot

PROXY FORMS OR ABSENTEE BALLOTS MUST BE SIGNED, DATED, AND RETURNED TO PMI BLUEBONNET REALTY NO LATER THAN OCTOBER 21, 2025, AT 11:59 P.M. FOR IT TO BE VALID.

You may send it via email or post mail for this to be received and acknowledged by PMI Bluebonnet Realty.

Email: francine@pmibluebonnetrealty.com

Mail: PMI Bluebonnet Realty, 405 Main Street, Blanco, TX 78606

Questions? Email admin@pmibluebonnetrealty.com or call 830 302 4738.





Edgebrook Residential Community, Inc. PROXY FORM

For members who will **NOT** be attending the Edgebrook Residential Community, Inc. Membership Meeting scheduled for **October 22, 2025 (Wednesday)** at **6:00 p.m. via Zoom**, you may use this form to be counted towards a quorum and/or to exercise your vote.

PROXY FORM

By this Proxy, the undersigned owner (*Member's Name*) of the hereinafter identified address being a member of Edgebrook Residential Community, Inc. hereby appoints _____ (*Proxy Name*) as their true and lawful proxy with full powers of substitution for purposes of establishing a quorum and/or casting votes on the owner's behalf at the Membership Meeting to be held on **October 22, 2025**, or any adjournment thereof, for any and all business as may properly come before the members at such Membership Meeting. If no name is placed in the above blank, the Member's Proxy shall be considered given and assigned to **Tara Devine, PMI Bluebonnet Realty (Management Company) FOR QUORUM ONLY.**

The proxy-holder designated above (check one):

may **not** vote on my behalf. **This proxy form will only be for quorum purposes only.**

may vote on my behalf for all items presented at the Membership Meeting which includes but is not limited to the election of the Board of Directors.

If no box is checked, by default the proxy holder shall be allowed to vote in the meeting.

This proxy shall be considered automatically terminated and withdrawn if an owner of the Property: (1) signs and delivers to PMI Bluebonnet Realty a written notice of revocation of this proxy prior to the Membership Meeting being called to order; (2) attends the Membership Meeting; or (3) signs and delivers to PMI Bluebonnet Realty a written proxy appointing someone else, dated later than this proxy.

This proxy is only valid for business that will be conducted at the Membership Meeting held on **October 22, 2025**, and for any adjournment thereof in accordance with the Bylaws of the Association.

MEMBER'S NAME(s): _____

Property Address/Lot No.: _____, Bulverde, TX 78163

**IN ACCORDANCE WITH TITLE 11, CHAPTER 209 OF THE TEXAS PROPERTY CODE
THIS FORM MUST BE SIGNED, DATED AND DELIVERED TO PMI BLUEBONNET REALTY
AS THE ASSOCIATION'S REPRESENTATIVE IN ORDER TO BE VALID**

DATE (required): _____

SIGNATURE (required): _____

This proxy form must be received (not postmarked) no later than 11:59 p.m. on October 21, 2025. All proxy forms must be received prior to the meeting being called to order. You may send it via email or post mail for this to be received and acknowledged by PMI Bluebonnet Realty.

Email: francine@pmibluebonnetrealty.com

Mail: PMI Bluebonnet Realty, 405 Main Street, Blanco, TX 78606





Edgebrook Residential Community, Inc. ABSENTEE BALLOT

For members who will **NOT** be attending the Edgebrook Residential Community, Inc. Membership Meeting scheduled for **October 22, 2025 (Wednesday)** at **6:00 p.m. via Zoom**, you may use this form to be counted towards a quorum and/or to exercise your vote.

The undersigned owner (Member's Name) of the hereinafter identified address being a member of Edgebrook Residential Community, Inc. being entitled to vote at the Membership Meeting on **October 22, 2025**, hereby casts his/her vote(s) as set forth below. No vote shall be cast for any issue(s) not marked below.

MEMBER'S NAME(s): _____

Property Address/Lot No.: _____, Bulverde, TX 78163

NOTICE REQUIRED BY SECTION 209.00592 OF THE TEXAS PROPERTY CODE

By casting your vote via absentee ballot, you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

BOARD OF DIRECTORS ELECTION

Please choose **one (1)** candidate below as your vote for Edgebrook Residential Community, Inc. Board of Directors. (Write-in candidates are allowed)

Peter Byrne

Shahram Faili

August McAtee (incumbent)

Anel Trevino

Write in candidate(s): _____

**IN ACCORDANCE WITH TITLE 11, CHAPTER 209 OF THE TEXAS PROPERTY CODE
THIS FORM MUST BE SIGNED, DATED AND DELIVERED TO PMI BLUEBONNET REALTY
AS THE ASSOCIATION'S REPRESENTATIVE IN ORDER TO BE VALID**

DATE (required): _____

SIGNATURE (required): _____

This absentee ballot must be received (not postmarked) no later than 11:59 p.m. on October 21, 2025. You may send it via email or post mail for this to be received and acknowledged by PMI Bluebonnet Realty.

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Peter Byrne

Association Name	Edgebrook
Name	Peter Byrne
Property Address	29851 jove Bulverde, Texas, 78163
What do you hope to accomplish if elected to the Board?	Hoa transparency Community improvement
What skills, qualifications, or experience do you have that would bring value to the Board?	Logistics planner
Please provide a brief statement or bio to introduce yourself to the membership.	25 year combat veteran Married with children and grand children
Serving on the Board requires commitment. Do you have any limitations or restrictions that could affect your availability?	None that would disqualify me
Have you previously served on an HOA Board or a similar organization? If yes, please describe your experience.	No
Why are you interested in serving on the HOA Board?	Community improvement
In your view, what are the most important issues currently facing our community?	Common areas

Shahram Faili

Association Name	Edgebrook
Name	Shahram Faili
Property Address	29914 Premiere Bulverde, TX, 78163
What do you hope to accomplish if elected to the Board?	Help develop & maintain an upscale subdivision through the raising of standards by listening to the needs of the community and providing reasonable improvements based on the available resources.
What skills, qualifications, or experience do you have that would bring value to the Board?	I have 30 years of experience in leadership positions, served in US Army, an entrepreneur for several years and completed an advanced degree in Business Administration.
Please provide a brief statement or bio to introduce yourself to the membership.	A Christian, father of 2 accomplished sons who served in US Marines & Army. I have been serving at NEISD since 2022!
Serving on the Board requires commitment. Do you have any limitations or restrictions that could affect your availability?	None
Have you previously served on an HOA Board or a similar organization? If yes, please describe your experience.	No
Why are you interested in serving on the HOA Board?	I can provide positive, educated & constructive inputs to help maintain a better subdivision!
In your view, what are the most important issues currently facing our community?	Utilizing our resources effectively!

August McAtee

Association Name	Edgebrook
Name	August McAtee
Property Address	29945 Premiere Bulverde, TX, 78163
What do you hope to accomplish if elected to the Board?	If reelected, I hope to continue building on the momentum our current Board has established since transitioning from developer control. My priorities include maintaining financial stability, ensuring clear and open communication with homeowners, improving neighborhood amenities, and protecting property values while fostering a strong sense of community.
What skills, qualifications, or experience do you have that would bring value to the Board?	With both prior and current HOA board experience, I have dedicated years of service to promoting fairness, transparency, and collaboration between the Board and homeowners. I have a proven ability to work as part of a team to manage budgets, negotiate contracts, and strengthen community connections. I always strive to bring a practical, balanced perspective to decisions that impact the neighborhood, but above all, I value helping neighbors feel heard and included in the process.
Please provide a brief statement or bio to introduce yourself to the membership.	I enjoy being an active part of our community and working alongside neighbors to make our neighborhood the best place it can be. Outside of my HOA work, I'm a homeschool mom, a family photographer, and a birthkeeper. I also enjoy painting, gardening, birdwatching, being out in nature, tending to house & patio plants, and watching my children play outside with their neighborhood friends.
Serving on the Board requires commitment. Do you have any limitations or restrictions that could affect your availability?	No.
Have you previously served on an HOA Board or a similar organization? If yes, please describe your experience.	Yes, I've had the opportunity to serve on two HOA boards, including our current one. My prior experience gave me a strong understanding of how boards operate - covering everything from budgets and contracts to community engagement and transparency. On our current board, I've focused on helping guide the transition from developer control to homeowner leadership. It's been rewarding to see the progress we've made and to work alongside both fellow board members and neighbors who care about building not only property value, but also a true sense of community.
Why are you interested in serving on the HOA Board?	I'm passionate about HOA service because it allows me to help shape our neighborhood into not just a place we live, but a community we are proud to call home. I believe strong, engaged leadership makes all the difference in how our neighborhood thrives. To me, it's important that neighbors feel respected, supported, and connected.
In your view, what are the most important issues currently facing our community?	Our neighborhood is still fresh from the developer's transition. I believe the most important issues are: 1) Continuing the progress we've made post-developer transition 2) Building stronger community connections among neighbors 3) Maintaining financial stability without overburdening homeowners 4) Improving amenities so they are both welcoming and useful 5) Keeping communication open and transparent so residents feel included in decisions

Anel Trevino

Association Name	Edgebrook Residential Community, Inc
Name	Anel Trevino
Property Address	29950 Sebastian Bulverde, Texas, 78163
What do you hope to accomplish if elected to the Board?	I hope to contribute to strengthening our community engagement by encouraging increased and more active participation, improving access to information as needed and welcomed by our subdivision residents (what kind of communication and delivery could increase participation in a friendly, respectable and acceptable manner), and supporting initiatives that enhance the value of our homes and quality of life. Whether it's improving common areas, addressing maintenance concerns efficiently, or ensuring fair enforcement of community guidelines, I am committed to practical, solutions-oriented leadership that puts our community first.
What skills, qualifications, or experience do you have that would bring value to the Board?	<p>I bring over 20 years of experience working in and with communities, building relationships and partnerships that support residents and strengthen neighborhoods, through Health and Nonprofit Programs. My background includes leading teams, managing programs, and directing community groups with a focus on improving quality of life and addressing the social determinants of health. These experiences have equipped me with strong leadership, communication, and problem-solving skills that are essential to effective board service.</p> <p>In addition, I have a solid foundation in accounting and financial management, which allows me to understand and contribute meaningfully to budgeting, resource allocation, and responsible fiscal oversight. I've successfully built community coalitions to address shared concerns, and I understand how to navigate differing viewpoints while keeping the focus on common goals.</p> <p>Overall, my blend of professional experience, leadership, and community-centered focus uniquely positions me to add value to the Board and work collaboratively toward decisions that reflect and serve the best interests of all residents.</p>
Please provide a brief statement or bio to introduce yourself to the membership.	I am the Community Programs Director at the Bexar County Community Health Collaborative in San Antonio, Texas. I am originally from Brownsville, Texas but moved to San Antonio in 2001. I have dedicated my life to learning and serving. I have two Fur daughters, Lola and Frida. I have worked for local Universities and Nonprofit - Community Organizations, focusing in grants and contracts that work towards addressing barriers faced by community. I help lead a local coalition, advocating and working side by side community, city and national leaders to deliver health care education and enrollment opportunities to address health disparities and reduce health risks.
Serving on the Board requires commitment. Do you have any limitations or restrictions that could affect your availability?	I work Monday thru Friday about 8am-6pm, but can often accommodate and adjust my schedule as needed, with sufficient notice.
Have you previously served on an HOA Board or a similar organization? If yes, please describe your experience.	I have worked with boards and coalitions but never served on an HOA Board.
Why are you interested in serving on the HOA Board?	My primary goal is to contribute to the development of our Subdivision, working to maintain what has been done, ensuring we can continue to enjoy our homes but also our investment. In serving on the board, I am interested and hope to serve the best interests of our community. I know the make up of our Subdivision is changing not just by the recently opened school and developments of our area, but the sale and renting of homes, and so I feel that a new participant may contribute a new viewpoint to these developments and how they impact us. I feel that such developments call for communication that fosters transparency, fiscal responsibility, and open communication, all of which combined I think would aid the engagement of our new neighbors. I am interested in serving on the HOA Board in hopes to contribute to our well-maintained, safe, and welcoming neighborhood. By serving I feel I will contribute (in whatever way I can and is needed) to the continued success of the current Board that has ensured that our Subdivision resources are managed wisely and that decisions reflect the collective voice of our subdivision homeowners/neighbors.
In your view, what are the most important issues currently facing our community?	I feel the recent growth and development in the area can bring different issues such as traffic, fees/costs such as taxes, HOA fees, (other than I'm unsure if Board can have an impact on such as utilities and services available) welcome or unwelcome visitors, upkeep of the subdivision (I have been here since January 2020 when there were only - probably about a handful of homes). Some of which could already be impacting us or on the verge of, in ways we may not recognize yet.