



2026 ANNUAL MEMBERSHIP MEETING PACKAGE

Prepared for Edgebrook Residential Community, Inc.

****THIS DOCUMENT MAY CONTAIN PRIVATE INFORMATION****



Contents

Membership Meeting Agenda	Attached
April 28, 2026 Special Membership Meeting Minutes	Attached
Candidate Bio	Attached
YTD Financials	Attached
2027 Budget Proposal	Attached
BOD Meeting Agenda	Attached

The BOD Meeting Agenda, immediately following the Annual Membership Meeting, is attached at the end of this package.



Edgebrook Residential Community, Inc.
2026 ANNUAL MEMBERSHIP MEETING AGENDA

MEETING DETAILS

DATE: November 2, 2026 (Monday)

TIME: 6:00 PM

LOCATION: In person at Edgebrook Community Pool and via Zoom

Link: <https://us06web.zoom.us/j/84140358318?pwd=hvLHFtXanr4MvwCPA3aYivvE6e2XSt.1>

Call-In Number: +1 346 248 7799

Meeting ID: 841 4035 8318

Passcode: 088813

BOARD OF DIRECTORS

Kaleigh Chapa

Sean Kerwick

August McAtee

MANAGEMENT COMPANY

Tara Devine

AGENDA

- 1. Call to Order**
 - a. Welcome and Opening Remarks
- 2. Establishment of a Quorum**
 - a. **Quorum required: 29 Members (10% of the Membership)**
 - b. **In the event that no quorum shall be present:** Meeting will reconvene on the same day, 5 minutes after adjournment; required quorum for subsequent meeting is **15 members (5% of the Membership)**
- 3. Proof of Notice**
- 4. Review/Approve Special Membership Meeting Minutes from April 28, 2026**
- 5. Board Elections (1 open position)**
 - a. Nominations from the Floor
 - b. Introduction of Candidates
 - c. Voting
- 6. Board Report: Year In Review**
 - a. August - State of the Board
- 7. Financial Report**
- 8. Old Business**
 - a. Pool Resurfacing Timeline
- 9. New Business**
 - a. 2027 Budget Presentation
 - b. 2027 HOA Assessment Increases (10%) \$30.85 bi-annual
 - c. New Management Company Transition
- 10. Preliminary Election Results**
- 11. Open Forum**
- 12. Set/Confirm the Next Annual Membership Meeting**
- 13. Adjournment**

[To Be followed By A Board of Directors' Meeting]



Edgebrook Residential Community, Inc.
2026 SPECIAL ANNUAL MEMBERSHIP MEETING MINUTES

DATE: April 28, 2026 (Tuesday)
In person at the pool and via Zoom.

BOARD OF DIRECTORS

Kaleigh Chapa
Sean Kerwick
August McAtee

MANAGEMENT COMPANY

Tara Devine
Steven Poer
Karen Gregorio
Gelli Naraja

1. **Call to Order** – Meeting was called to order at 6:05 p.m.
2. **Establishment of a Quorum**
 - Quorum was established with 17 in-person and zoom attendees, 26 absentee ballots, 2 proxies with a **total of 45**.
3. **Proof of Notice** – Notice was sent out to all Owners via email with subsequent reminders and was posted to the website on April 7, 2026.
4. **Review/Approve Membership Meeting Minutes from October 22, 2025**
 - **I. Lopez:** Motion to approve.
 - All in favor. Motion passes.
5. **Proposed Amendment of the CCRs)**
 - a. The proposed amendment was read in full by S. Kerwick
 - Amendment Summary:
This amendment revises the existing pet restrictions by clarifying permitted household pets, continuing the limit of three (3) dogs and/or cats per Lot, and adding a provision to allow up to six (6) hens with prior ACC approval (no roosters). It also further defines prohibited animals (including exotic pets), reinforces rules regarding pet control and nuisance prevention, and clarifies that commercial animal-related activities are not allowed.
6. **Homeowner discussion**
 - a. **M. Reilly** opposes the amendment, citing health risks and community impact, and asks that the ACC's approval criteria be made transparent.
 - PMI explained that the amendment permits up to six hens (no roosters or other fowl), with detailed rules to follow later in a separate policy document if the amendment is approved.
 - **S. Kerwick** Motion to approve.
 - All in favor. Motion passes.
7. **Vote**
 - a. PMI explained how the votes will happen online and in-person
 - b. **Preliminary Election Results**
 - Total votes 53 | Yes - 36 | No - 17
 - The proposed CCR amendment **did not pass** based on the votes.
 - Known as highest voter turnout to date, even compared to elections.
 - S. Kerwick explained that passing the amendment required 190 votes, representing 67% of homeowners.
8. **Set/Confirm the Next Annual Membership Meeting**
 - The next Membership Meeting is scheduled for **October 27, 2026, 6:00 P.M.** via zoom.



- **M. Reilly:** Motion to approve.
 - All in favor. Motion passes.

9. Adjournment

- **S. Kerwick:** Motion to adjourn.
 - All in favor. The meeting adjourned at 6:37 p.m.

DRAFT



CANDIDATE FORM

Association Name

Edgebrook

I am submitting my name for the open position for:

Board of Directors

Name

Ryan Campbell

Property Address

29930 Champagne
Bulverde, Texas, 78163-2388

Why would you like to serve on the Board/Committee?

To help my community, and to pull from my prior experience.

Although not required, do you have any skills/qualifications/experience that will add value to the Board/Committee?

21 year lawyer
Prior elected office holder
One of the first homeowners in the neighborhood

Brief Statement/Bio

I am a low key guy. I have 3 kids under 16. We homeschool. We attend church regularly. Sometimes I teach Bible classes. A fun evening is smoking a cigar and talking to neighbors and friends on my front porch or driveway.

While we cannot provide the specifics on the time that this role may demand, we would like to know if you have any limitations/restrictions on the time that you can provide for your role.

None.



CANDIDATE FORM

Association Name

Shahram Faili

I am submitting my name for the open position for:

Board of Directors

As needef

Name

Shahram Faili

Property Address

29914 Premiere
Bulverde, TX, 78163

Why would you like to serve on the Board/Committee?

Be a voice to both sides, provide clarity and unity!

Although not required, do you have any skills/qualifications/experience that will add value to the Board/Committee?

Leadership role in my personal career for over 30 years!

MBA

US Army retired

Financial Summary

A. Bank Accounts Balances

Description	Account Number	Balance as of 09/30/2026	Balance (Unaudited) as of 10/27/2026
SouthState-Operating-4115	485514115	\$54,928.11	\$54,353.73
SouthState-Reserve-4118	485514118	\$61,361.57	\$36,361.57
SouthState Bank Capital Improvement - 7202	485517202	\$4,752.81	\$4,752.81
CD Investment		\$51,505.37	\$51,648.07
Total Balance		\$172,547.86	\$147,116.18

B. Income Statement Summary as of 09/30/2026

Description	Month	YTD
Operating		
Total Operating Income	\$707.54	\$184,416.49
Total Operating Expense	\$27,706.77	\$190,271.76
Net – Operating Totals	(\$26,999.23)	(\$5,855.27)
Reserve		
Total Reserve Income	\$15,423.63	\$47,075.79
Total Reserve Expense	\$0.00	\$0.00
Net – Reserve Totals	\$15,423.63	\$47,075.79

C. Accounts Receivable Summary as of 10/27/2026

Description	Count	Balance	Notes
In Collections	11	\$16,890.27	With Axela
45-Day Notice	2	\$1,237.63	
Delinquent Accounts	18	\$3,101.90	First Notice Plus
On a Payment Plan	1	\$257.31	
Others	14	\$274.08	Underpaid assessments, Late Fees, Letter Fees, Pool Cards
Total Accounts Receivable		\$21,761.19	

Details on Account Receivables can be reviewed by the Board members on the website under Board Overview > Board Accounts Receivables.

Homeowner Aging Accounts can be reviewed by the Board members under Board Overview > Aging Report Review.

Complete Monthly Financial Report prepared by PMI Bluebonnet (including detailed Bank Account Statements) is posted on the website every 15th of the succeeding month.



Assets

10-1000-00 SouthState Bank - Operating - 4115	\$54,176.36
12-1320-00 SouthState Bank Capital Improvement - 7202	4,752.81
14-1200-00 AR - Accounts Receivable	26,440.75

Total Assets: **\$85,369.92**

Liabilities & Equity

20-2000-00 Accounts Payable	3,276.00
20-2100-00 Prepaid Assessment	4,904.56
32-3210-00 Retained Earnings	83,044.63
Net Income Gain / Loss	(5,855.27)

(5,855.27)

Total Liabilities & Equity: **\$85,369.92**

Assets

12-1220-00 SouthState Bank - Reserve - 4118	\$61,361.57
12-1280-20 SouthState-CD-2294	15,715.23
12-1281-20 SouthState-CD-6784	15,378.40
12-1282-20 SouthState-CD-8730	20,411.74

Total Assets:

\$112,866.94

Liabilities & Equity

32-3310-20 Retained Earnings - Reserve	65,791.15
Net Income Gain / Loss	47,075.79

\$47,075.79

Total Liabilities & Equity:

\$112,866.94

Income Statement Summary - Operating

Edgebrook Residential Community

Fiscal Period: September 2026

Date: 10/13/2026

Time: 1:54 pm

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
40-4000-00 Assessment General	\$87,599.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$87,599.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,199.60
40-4012-00 Mgmt Collection Fee	-	-	400.00	320.00	150.00	110.00	110.00	970.00	-	-	-	-	2,060.00
40-4020-00 Collection Legal Fee	-	350.00	-	125.00	-	-	-	-	-	-	-	-	475.00
40-4030-00 Administrative Fee	60.00	10.00	545.00	10.00	10.00	10.00	25.00	-	5.00	-	-	-	675.00
40-4220-00 Working Capital Fee	-	-	350.00	700.00	-	700.00	350.00	-	350.00	-	-	-	2,450.00
42-4010-00 Mgmt Letter Fee Income	-	50.00	-	183.29	150.00	400.00	25.00	250.00	275.00	-	-	-	1,333.29
42-4510-00 NSF Fee Income	6.00	-	-	-	-	-	-	-	-	-	-	-	6.00
42-4601-00 Delinquent Interest	355.67	-	580.06	505.11	394.81	(44.49)	70.92	642.64	-	-	-	-	2,504.72
42-4610-00 Violation Fee Income	-	(425.00)	-	-	-	-	-	-	75.00	-	-	-	(350.00)
42-4790-00 Bank Interest Capital Improvement	2.16	12.81	12.82	12.03	11.63	3.65	2.62	2.62	2.54	-	-	-	62.88
Total OPERATING INCOME	88,023.63	(2.19)	1,887.88	1,855.43	716.44	1,179.16	88,183.34	1,865.26	707.54	-	-	-	184,416.49
OPERATING EXPENSE													
Management Expense													
4011-00 Mgmt Pool Card	-	-	-	-	-	-	-	-	(10.00)	-	-	-	(10.00)
4012-00 Mgmt Collection Fee Expense	-	-	400.00	-	-	-	-	-	-	-	-	-	400.00
5000-00 Mgmt Contract - PMI	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	-	-	-	14,850.00
5001-07 Mgmt 1099 Facilitation	34.03	-	-	-	-	-	-	-	-	-	-	-	34.03
5001-08 Mgmt Administrative Fee	60.00	10.00	560.00	530.00	160.00	130.00	135.00	1,020.00	-	-	-	-	2,605.00
5010-00 Mgmt Letter Fee Expense	-	50.00	-	150.00	150.00	425.00	25.00	250.00	-	-	-	-	1,050.00
5040-00 Bank Charges / NSF	6.00	-	-	-	-	-	-	-	-	-	-	-	6.00
Total Management Expense	1,750.03	1,710.00	2,610.00	2,330.00	1,960.00	2,205.00	1,810.00	2,920.00	1,640.00	-	-	-	18,935.03
Administrative Expense													
5081-00 Meeting Expense	-	-	-	63.60	-	-	-	-	-	-	-	-	63.60
Total Administrative Expense	-	-	-	63.60	-	-	-	-	-	-	-	-	63.60
Social / Activities Expense													
5200-00 Social Events	-	-	-	627.71	-	-	-	-	-	-	-	-	627.71
Total Social / Activities Expense	-	-	-	627.71	-	-	-	-	-	-	-	-	627.71
Insurance Expense													
5300-00 Insurance Expense	-	6,560.95	-	-	-	-	-	-	-	-	-	-	6,560.95
Total Insurance Expense	-	6,560.95	-	-	-	-	-	-	-	-	-	-	6,560.95

Income Statement Summary - Operating

Edgebrook Residential Community

Fiscal Period: September 2026

Date: 10/13/2026

Time: 1:54 pm

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Professional Services/Taxes													
5051-00 Property Tax	\$557.07	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$557.07
5110-00 Legal Collections	-	350.00	-	-	-	-	-	-	-	-	-	-	350.00
5210-00 SAWS	-	-	-	-	-	-	150.00	-	-	-	-	-	150.00
Audit/Backflow Test													
5400-00 Taxes & Fees	-	-	-	6,790.00	-	-	-	-	-	-	-	-	6,790.00
5420-00 Tax Preparation	-	-	-	-	-	-	400.00	-	-	-	-	-	400.00
5480-00 Legal General	-	-	64.50	-	665.00	-	-	-	856.02	-	-	-	1,585.52
Total Professional Services/Taxes	557.07	350.00	64.50	6,790.00	665.00	-	550.00	-	856.02	-	-	-	9,832.59
Utilities													
5500-00 Electricity - CPS x029	81.29	80.58	83.13	81.20	81.09	80.00	79.29	79.96	80.33	-	-	-	726.87
5501-00 Electricity - CPS x031	68.70	68.11	70.25	68.62	68.55	67.64	67.01	67.59	67.88	-	-	-	614.35
5502-00 Electricity - CPS x597	58.08	57.56	59.38	58.00	57.96	57.16	56.61	57.11	57.38	-	-	-	519.24
5503-00 Electricity - CPS x198	26.70	25.32	17.90	17.07	17.36	17.16	14.66	10.29	21.18	-	-	-	167.64
5504-00 Electricity - CPS x053	10.29	10.29	10.29	10.29	10.29	10.29	10.29	10.29	10.29	-	-	-	92.61
5505-00 Electricity - CPS x862	19.14	18.49	17.07	16.84	17.16	15.91	15.86	16.28	16.30	-	-	-	153.05
5506-00 Electricity - CPS x199	643.60	503.14	523.65	771.17	838.58	857.27	793.68	839.08	938.95	-	-	-	6,709.12
5513-00 Water - Texas Water - 00024683	167.70	138.91	208.77	283.72	140.11	177.13	358.02	314.03	223.21	-	-	-	2,011.60
5517-00 Water - Texas Water - 00063582	-	-	-	-	592.74	310.30	427.37	225.99	211.00	-	-	-	1,767.40
5518-00 Water - Texas Water - 00063687	-	-	-	-	-	701.32	253.18	255.41	258.73	-	-	-	1,468.64
Total Utilities	1,075.50	902.40	990.44	1,306.91	1,823.84	2,294.18	2,075.97	1,876.03	1,885.25	-	-	-	14,230.52
Security Controls													
5920-00 Security System - Internet	70.35	70.35	70.35	70.35	70.35	70.35	70.35	70.35	70.35	-	-	-	633.15
Total Security Controls	70.35	70.35	70.35	70.35	70.35	70.35	70.35	70.35	70.35	-	-	-	633.15
Gate Expense													
6110-00 Gate Software - DoorKing	37.95	37.95	37.95	50.95	50.95	50.95	50.95	37.95	37.95	-	-	-	393.55
Total Gate Expense	37.95	37.95	37.95	50.95	50.95	50.95	50.95	37.95	37.95	-	-	-	393.55
Pool Expense													
6020-00 Pool Repairs	-	-	-	-	-	-	2,091.63	-	-	-	-	-	2,091.63
6030-00 Pool Supplies	-	-	86.40	-	108.25	-	172.75	-	-	-	-	-	367.40
6040-00 Pool Furniture	-	17,994.25	-	-	-	-	-	-	-	-	-	-	17,994.25
6210-00 Pool Management	1,803.46	937.46	937.46	937.46	937.46	937.46	937.46	937.46	937.46	-	-	-	9,303.14
Total Pool Expense	1,803.46	18,931.71	1,023.86	937.46	1,045.71	937.46	3,201.84	937.46	937.46	-	-	-	29,756.42

Income Statement Summary - Operating

Edgebrook Residential Community

Fiscal Period: September 2026

Date: 10/13/2026

Time: 1:54 pm

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Landscaping													
5420-00 Landscape Other	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$164.32	\$-	\$-	\$-	\$164.32
5430-00 Front Entrance /	-	-	-	-	866.00	-	3,746.00	-	-	-	-	-	4,612.00
Mulch / Cleaning													
6300-00 Landscape	-	-	-	-	-	-	-	2,550.00	5,100.00	-	-	-	7,650.00
Maintenance Contract													
6330-00 Porter Service	-	-	-	-	-	-	-	850.00	1,700.00	-	-	-	2,550.00
6340-00 Tree Project	-	-	-	-	-	17,790.95	-	-	-	-	-	-	17,790.95
6350-00 Irrigation	-	-	-	-	-	5,495.00	650.00	-	-	-	-	-	6,145.00
Maintenance / Repair													
Total Landscaping	-	-	-	-	866.00	23,285.95	4,396.00	3,400.00	6,964.32	-	-	-	38,912.27
Maintenance / Repair													
5455-00 Lighting Maintenance	-	-	-	-	-	-	-	92.00	-	-	-	-	92.00
/ Repair													
5753-00 Gate Maintenance	-	-	-	-	-	-	-	189.44	-	-	-	-	189.44
/Repair													
6400-00 General	3,400.00	3,400.00	3,400.00	3,400.00	3,470.36	3,400.00	3,627.91	-	-	-	-	-	24,098.27
Maintenance / Repair													
6480-00 Waste Management	-	-	65.42	-	-	65.42	-	-	65.42	-	-	-	196.26
Total Maintenance /	3,400.00	3,400.00	3,465.42	3,400.00	3,470.36	3,465.42	3,627.91	281.44	65.42	-	-	-	24,575.97
Repair													
Reserve													
8500-00 Reserve Contribution	-	-	15,250.00	-	-	15,250.00	-	-	15,250.00	-	-	-	45,750.00
Total Reserve	-	-	15,250.00	-	-	15,250.00	-	-	15,250.00	-	-	-	45,750.00
Total OPERATING EXPENSE	8,694.36	31,963.36	23,512.52	15,576.98	9,952.21	47,559.31	15,783.02	9,523.23	27,706.77	-	-	-	190,271.76
Net Income:	79,329.27	(31,965.55)	(21,624.64)	(13,721.55)	(9,235.77)	(46,380.15)	72,400.32	(7,657.97)	(26,999.23)	-	-	-	(5,855.27)



Income Statement Summary - Reserve

Edgebrook Residential Community

Fiscal Period: September 2026

Date: 10/13/2026

Time: 1:54 pm

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
RESERVE INCOME													
42-4710-00 Bank Interest Reserve	\$9.33	\$11.27	\$9.09	\$16.42	\$15.88	\$17.81	\$25.41	\$25.43	\$24.62	\$-	\$-	\$-	\$155.26
42-4730-20 Bank Interest CD Reserve	112.14	101.47	146.26	135.31	123.96	128.42	124.61	149.35	149.01	-	-	-	1,170.53
9001-00 Reserve Contribution (from Operating)	-	-	15,250.00	-	-	15,250.00	-	-	15,250.00	-	-	-	45,750.00
Total Reserve	-	-	15,250.00	-	-	15,250.00	-	-	15,250.00	-	-	-	45,750.00
Total RESERVE INCOME	121.47	112.74	15,405.35	151.73	139.84	15,396.23	150.02	174.78	15,423.63	-	-	-	47,075.79
Net Reserve:	121.47	112.74	15,405.35	151.73	139.84	15,396.23	150.02	174.78	15,423.63	-	-	-	47,075.79

Annual Budget Summary - Operating

Edgebrook Residential Community
2027

Date: 10/14/2026

Time: 11:17 am

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Account	Total
INCOME	
40-4000-00 Assessment General	\$192,719.56
Total OPERATING INCOME	\$192,719.56
EXPENSES	
Management Expense	
5000-00 Mgmt Contract - PMI	22,200.00
5001-07 Mgmt 1099 Facilitation	45.00
5001-08 Mgmt Administrative Fee	1,600.00
5040-00 Bank Charges / NSF	10.00
Total Management Expense	\$23,855.00
Administrative Expense	
5081-00 Meeting Expense	65.00
Total Administrative Expense	\$65.00
Social / Activities Expense	
5200-00 Social Events	1,500.00
5210-00 Christmas Lights	2,500.00
Total Social / Activities Expense	\$4,000.00
Insurance Expense	
5300-00 Insurance Expense	8,000.00
Total Insurance Expense	\$8,000.00
Professional Services/Taxes	
5051-00 Property Tax	600.00
5110-00 Legal Collections	500.00
5400-00 Taxes & Fees	8,000.00
5420-00 Tax Preparation	500.00
5430-00 Audit	450.00
5480-00 Legal General	1,000.00
Total Professional Services/Taxes	\$11,050.00
Utilities	
5500-00 Electricity - CPS x029	1,000.00
5501-00 Electricity - CPS x031	830.00
5502-00 Electricity - CPS x597	700.00
5503-00 Electricity - CPS x198	250.00
5504-00 Electricity - CPS x053	140.00
5505-00 Electricity - CPS x862	230.00
5506-00 Electricity - CPS x199	8,300.00
5513-00 Water - Texas Water - 00024683	2,300.00
5517-00 Water - Texas Water - 00063582	2,000.00
5518-00 Water - Texas Water - 00063687	1,500.00
5915-00 Telephone - Gate	150.00
Total Utilities	\$17,400.00
Security Controls	
5920-00 Security System - Internet	850.01
Total Security Controls	\$850.01
Gate Expense	
6110-00 Gate Software - DoorKing	600.00
Total Gate Expense	\$600.00
Pool Expense	
6020-00 Pool Repairs	1,100.00
6030-00 Pool Supplies	400.00
6210-00 Pool Management	13,000.00
Total Pool Expense	\$14,500.00
Landscaping	

Annual Budget Summary - Operating

Edgebrook Residential Community
2027

Date: 10/14/2026
Time: 11:17 am
Page: 2

Account	Total
6300-00 Landscape Maintenance Contract	\$33,000.00
6330-00 Porter Service	7,800.00
6350-00 Irrigation Maintenance / Repair	3,000.00
Total Landscaping	\$43,800.00
Maintenance / Repair	
5455-00 Lighting Maintenance / Repair	1,000.00
5795-00 Plumbing Maintenance / Repair	1,500.00
6400-00 General Maintenance / Repair	250.00
6480-00 Waste Management	275.00
Total Maintenance / Repair	\$3,025.00
Reserve	
8500-00 Reserve Contribution	61,000.00
Total Reserve	\$61,000.00
Total OPERATING EXPENSE	\$188,145.01
Net - Operating Totals	\$4,574.55

DRAFT

Annual Budget Summary - Reserve

Edgebrook Residential Community

2027

Date: 10/14/2026

Time: 11:17 am

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Account	Total
INCOME	
Reserve	
9001-00 Reserve Contribution (from Operating)	61,000.00
Total Reserve	\$61,000.00
Total RESERVE INCOME	\$61,000.00
Net - Reserve Totals	
	\$61,000.00

DRAFT

**Edgebrook Residential Community, Inc.
BOARD OF DIRECTORS' MEETING AGENDA**

MEETING DETAILS

DATE: November 2, 2026 (Monday)

TIME: *Immediately following the Annual Membership Meeting*

LOCATION: In person at Edgebrook Community Pool and via Zoom

Link: <https://us06web.zoom.us/j/84140358318?pwd=hvLHFtXanr4MvwCPA3aYivvE6e2XSt.1>

Call-In Number: +1 346 248 7799 *Meeting ID:* 841 4035 8318 *Passcode:* 088813

AGENDA

- 1. Call to Order**
- 2. Establishment of a Quorum**
- 3. Proof of Notice**
- 4. Review/Approve Previous Meeting Minutes - October 12, 2026**
- 5. Old business**
 - a. Pool Resurfacing Project Update
 - b. Other Management Companies Bids Review
- 6. New Business**
 - a. Designation of Officers
 - b. Vote/Approve 2027 Assessment
 - c. Vote/Approve 2027 Association Budget
- 7. Other Items**
- 8. Homeowners' Forum – *Any Homeowner who wishes to comment or ask a question about any Edgebrook Residential Community-specific topic will be given one opportunity, not to exceed two minutes.***
- 9. Set/Confirm the Next Board of Directors' Meeting**
- 10. Adjournment**

