Property Owners Association Annual Meeting Minutes
October 9, 2026

Call to Order
The meeting was called to order at 6:35 PM following a motion by Keith Byrd and a second by Ed Dhayer.

Approval of Previous Meeting Minutes
The 2025 Annual Meeting Minutes were posted for review. Motion to accept made by Alexia Green, second by Keith Byrd. No opposition. Motion carried by the majority vote.

Treasurer's Report
Treasurer Brett Wilmon reported a beginning balance of $41,525.50, income of $20,607.78, expenses of $28,808.06, and current balance of $33,325.22.

Itemized Expenses: Lawn Service $14,000.00; Electricity $3,314.72; Water $1,675.39; Insurance $2,568.00; Property Taxes $1,105.09; Park Repairs, Cameras, and Fountain $5,646.13.

Discussion included lawn service costs. Brett explained that current reporting reflects actual annual costs including landscaping, plant replacement, and tree removal. Ed Dhayer reported that alternate bids were solicited, but no competing bids were received, and current pricing appears consistent with market rates.

Motion to accept Treasurer's Report made by Peggy Borchers, second by Dana Williams. Motion carried.

New Business
Board elections were conducted. Richard Enneper elected President following nomination by Nancy Enneper. Bryan Zickefoose elected Vice President. Courtney Wheeland elected Treasurer. Jenny Kelly elected Member at Large. No nominations were received for Secretary. Michele Maestas will send an email to residents to call for nominations and a voting ballot when nominees are received.

Mark Hammer has improved the online dues payment functionality with PayPal. Residents will be notified when they are available. Annual dues are due January 1, 2027.

Restrictions Committee Report
Ernie Provasek reported 28 violation letters were issued during the year, with only four issued as of September, indicating improved compliance. Residents were asked not to contact committee members by phone or text regarding violation letters and to utilize website contact links.

Accomplishments over the past year:

*Park Repairs

*Park Cameras Installed

*Deed Restrictions Updated & Fine Schedule Enacted

Open Discussion

Residents were encouraged to call 911 to report suspicious activity. Alexia Green noted non-resident vehicles frequently park near the park area. Requests for a No Soliciting sign will be discussed at a future quarterly meeting.

Discussion occurred regarding trash services. There is no limit on the number of trash cans allowed per residence. Ed Dhayer stated the POA cannot require the use of a single waste provider. Alexia Green will inquire about resident discounts with ProStar Waste.

Mr. Campbell raised concerns regarding nearby water wells affecting existing wells. Residents were advised to contact their water provider or the Groundwater Conservation District.

Dana Williams raised concerns regarding speeding. Residents, contractors, and service providers were encouraged to obey posted speed limits and operate safely. Brush trimming near the entrance curve was discussed. Digital speed signs were previously evaluated but considered ineffective without enforcement presence.

TxDOT previously determined a turn lane from Highway 190 into the neighborhood was not warranted.

There was a discussion about the road within phase 4. Ken Shipman is the developer and is responsible for the maintenance of the road. He will need to complete the necessary requirements before the county will take over the maintenance of the road. The POA board has no responsibility on this issue.

The Board advised that deed restrictions and right-of-way requirements prohibit using a lot within Four Corners Estates as access to the 50-acre tract behind the subdivision.

Residents were reminded that our zip code has changed to 77352. We also welcomed the new residents who joined Four Corners over the past year.

The president spent that last few moments to thank the board members and the restrictions committee members for serving over the past year. She also thanked Mark Hammer, Doug Leifeste, Carl Wheeland, and Eric Maestas for their contributions to our neighborhood over the past year.

Adjournment: 7:49 PM. A motion to adjourn called by Allen Borchers and seconded by Keith Byrd. Motion carried.