

WILDWOOD SHORES PROPERTY OWNERS ASSOCIATION, INC.

BOARD MEETING MINUTES

January 31, 2026 @ 10:00 AM, Clubhouse

DIRECTORS PRESENT:

Billy Parker - President
Rodger Moore – Vice President
Mitch Cady – Vice President
Pamela Zinnante – Secretary
Cliff Warren - Treasurer

DIRECTORS ABSENT:

IMC:

Kerrie Stone

OWNERS PRESENT:

33 owners, per Sign-In sheet

CALL TO ORDER AND ADOPTION OF AGENDA:

Quorum being established; B. Parker called the meeting to order at 10:06 AM.
P. Zinnante made a motion to adopt the agenda. C. Warren seconds the motion, and it carries.

APPROVAL OF MEETING MINUTES:

C. Warren made a motion to approve November 15, 2025, Meeting Minutes. M. Cady seconds the motion, and it carries.

FINANCIALS / TREASURY REPORT:

K. Stone stated the Operating account has \$169K with CD's & Reserve accounts totaling \$494K, for an Asset total of \$880K. Liabilities total \$880K. Expenses for December are \$58K.

P. Zinnante made a motion to approve December 2025 Financials. M. Cady seconds the motion, and it carries.

BUDGET

2026 Budget Proposal had been handed out to members. Vote had been tabled from Nov. for members to have copy. In response to member concerns, board addressed that there had not been a 2025 budget processed by Prestige before transitioning to IMC. Bill Parker stated that 2024 budget had been impacted by flood event May 2024, then changes in management company in January of 2025 was a big transition. Members were asked to save questions to be handled in member comment session so as to get through board meeting. Pam Zinnante read from Texas Homeowner's Association Lawbook p. 209 and p. 242 defining procedures of Board of Directors' Meetings.

P. Zinnante made a motion to add \$1200 as a Budget item for Community Events and Decorations. M. Cady seconds the motion, and it carries.

M. Cady made a motion to approve the 2026 Budget. R. Moore seconds the motion, and it carries.

PROJECT UPDATES:

Pool 1 Fence Project is being installed. The Gate is being relocated & damaged posts repaired.

Pool 1 lights and fan: Member request for repair. Photocell above clubhouse door installed.

NEW BUSINESS:

Split Roadway Project: Cliff Warren reviewed the drainage issues in easement belonging to neighborhood at Hunter's Creek near Houston at split roadway. Still reviewing easements at lakefront and repair possibilities.

B. Parker made motion to purchase metal detector for the POA to locate prop pins. C. Warren seconds. It carries.

Vince Zinnante, intervenor operating on behalf of WWS, was invited to update on water rate tariff issue, Docket 56354 to be heard soon. Until docket was made public in late Nov., confidentiality prevented updating members on a possibility for future litigation in 2 areas. After the docket was made public, IMC posted the PUC link in a newsletter.

Pam Zinnante reviewed two issues for possible future litigation:

Board engaged an Austin PUC attorney in matters of a bulk rate fee on vacant lots in Wildwood Shores. Utilities have benefited since 2014. Agreement with Undine was not considered valid by the current board in view of the new flat rate & in consideration of quadrupling costs for water and sewer. A complaint has been filed with the PUC. The standby water supply agreement is no longer in place. 2026 bulk rate fee is still in place; PUC still to rule on the complaint. Secondly, the new rate tariff, expected to be approved on Feb. 6, will include a severed docket for our grinder pump community that claims that if Undine is installing and maintaining grinder pumps in one of its communities, (Green Shores) then they have a responsibility to do the same for all in a flat rate situation.

Residents can expect to see an email soon from IMC for a Grinder Pump Amendment that includes a ballot. Early developers in WWS included in our covenants a provision for residents to own and maintain their grinder pumps. That will potentially harm our litigation unless 67% of residents vote **in favor** of a rapid change in DCCR wording.

A DCCR committee is also working on community wide revision of 30-year-old covenants. Will expand to all sections for representation and a future townhall meeting. Possible to retype DCCR's online for legibility? Use of CoPilot to revise?

EXECUTIVE SESSION RECAP:

C. Warren made a motion to forward the following accounts to Attorney to begin collection actions: WWSP67091, WWSP63332, WWSP63276, WWSP63118, WWSP63727, WWSP63142, WWSP63198, WWSP63258, WWSP63262, WWSP63703, WWSP63705, WWSP63870, WWSP63897, WWSP63796, WWSP63815, WWSP63860, WWSP67843, WWSP68744, WWSP68745, WWSP63526, WWSP63417, WWSP63111, WWSP63839, WWSP63754. M. Cady seconds the motion, and it carries.

Bulk Rate Litigation reviewed with Board and William Palmer, legal representative WWS. Informal Complaint process ongoing now as required by PUC. Counter offer strategy reviewed. Pam Zinnante moves to approve the counter offer strategy and Cliff Warren seconds. Board unanimously approves.

COMMITTEES:

Nick Matson; bids for asphaltting in boat storage.

PUBLIC QUESTIONS/COMMENTS:

Resident question about violations process: IMC responds: independent driver once monthly. No drones used.

Suggested for consideration: compliance committee.

Sept. minutes questioned on ACC change timeline. Board to check with D. Frasier and C. Warren and report back.

Check on pool 2 railing: not up to code.

Budget discrepancies: request for member access: books/records. Audit possible? Board allows for both according to law; due to types of audit lengths & cost, audit to be addressed at May member meeting. Just need certified letter for specific books/records check. Member handed non certified request to IMC and Board; will follow up.

Member asks about pool 1 shade cloths. Board affirms these are ready to hang when post repair is complete.

Member wants update on water tariff, grinder pump & bulk rate issues. Board affirms a newsletter to follow.

Member asks about sales of lots without member notice in 2025 or 2026. Board affirms none have happened.

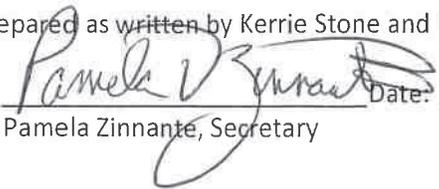
Member asks about bids and project cost on pool 1 fencing. Board to research and present itemized scope of work.

Appointment of board member revisited. Covenants and law restated again.

ADJOURN:

Bill Parker made a motion to adjourn at 12:18 PM. Cliff Warren seconds the motion, and is approved by Pam Zinnante and Mitchell Cady. (Director Rodger Moore had been called away from the meeting at 12:00.

Minutes prepared as written by Kerrie Stone and Pamela Zinnante.

Approved:  Date: 3/28/2026
Pamela Zinnante, Secretary