

Bretton Woods Homeowners Association, Inc.

Call to order

An annual meeting of Bretton Woods was held online on December 2025 at 6:11 pm. Attendees included Lindsay Gilliland, Madi Raza, Raj Rathod established board quorum. Rama Pula joined the meeting after the quorum was established

Quorum was met: 20 homeowners in attendance

Agenda

1. Proof of Notice
2. Review of Budget and Financials
 - a. 2026 budget approval no increase
 - b. Financial posted on community website monthly, feel free to review and ask any question.
 - c. Areas the board saved cost for 2026

Insurance reduction: \$2,031.00 the insurance broker was able to add Bretton Woods as a small entity which allows discounted rates for small HOA's

New Landscape contract savings yearly \$18,000

Pool repairs have been lower than expected this year considering the age of the equipment.

Delinquent accounts improved:
previous year 2024 \$13,422.96
This year 2025 \$3,675.00

Review the 2026 budget no increase and the areas with anticipated with landscape extras to replace the dead trees in phases. The overall cost to replace all trees at once would not be cost effective. Overall, we do expect to see some pool equipment that will need to be replaced as it is aging. The gym has an increase in repairs as new equipment will replace outdated. Reserve account has been opened: at the end of January the board will transfer funds to allow a buffer. The account balance will not require a minimum balance and can be accessed at any time. Building the reserve allows the HOA not to raise dues even with the increase in inflation.

3. Reminders: Sign up for the community website. this is where homeowners vote, report issues,

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5. Inspections and Landscape requirements
Trash bins, 24 hours before pick up and put away 24 hours after pick up.
Tree replacement must be 3" caliper tree, see approved tree list on website
Inspections every 10 days. During November- February once a month because landscape is dormant. Most violations are landscape related.
Corner lots are responsible for the grass and trees between the sidewalk and their home. This carries to the side and back of property.
Phase 2 (Spring 2026) tree replacements for the community:
Preston Road 3 trees
Round about 1 tree
Pleasant Pine 1 tree
6. Volunteers needed social committee, please fill out volunteer form and email to management if you are interested in serving.
7. New Business:
Requirements for the City of Frisco for all social events. Permit is required for block parties, processions, festivals/ ceremonies, food trucks, and blocking the streets.
List of guidelines on the Frisco website for events.
8. Election board ballot. We did have additional homeowners' interest in running for the board positions; however, the governing documents outline specific requirements for the elections, including strict timelines for submitting candidate names and mailing notice to the community required by Texas property code. At the time notices were issued, I had only received 3 candidates. Therefore, the election will be uncontested to fill the 3 open positions. If you would like to vote the vote totals will help the new board determine board positions.

Announcements

Volunteers needed planning Social Events

New Board members Madi Raza, Lindsey McCoy and Dan Moss

Adjournment 6:36p.m. Open Questions to homeowners