2026-2027 Trails End HOA Annual Meeting

JUNE 13,2026

HELD AT THE PARK

Call to Order: 12:00pm by Don Swayne

Roll of Officers:

- President, Don Swayne: present
- Vice-President, Cori Cline: absent
- Sergeant at Arms, Robin Adrian: present
- Treasurer: Travis Holliman: present
- Secretary, Kathy Jackson: present

President's Report: Don caught us up on what is happening with the water project by Thalle. They are bringing the barges back in and moving the tanks. They should be done with work in our park and have all the equipment moved out by the end of August. Once all in cleaned up they will redo the road. There are several issues surrounding the completion of the Thalle project. Our agreement was Thalle should put back everything the way it was before the project was started. But do we want the gate moved back to where it was? We had the gate out at Trails End Road and Thalle moved it to where it is now. There is no fence between where it is now and where it was before. Thalle could build a fence from the gate to the Davenport property across Trails End Road. If we want that, what kind of fence do we want? Larry P said the original contract moved gate back to where it was originally. If not, we should get some financial compensation for both the gate and the pavilion 2 staying where it is instead of being moved back to where it was before.

Pav 2 -original slab is gone. Do we want another slab at their expense? We will look at original contract to make sure we get what is due and possibly get an allocation to replace the pavilion. Van said 3 feet of that old pavilion was on county property. Larry prepared a spreadsheet listing a schedule of values when negotiating the original contract with Thalle. He based the contract value on that schedule of values. Larry will send his spreadsheet on the calculations to the board. Thalle did several improvements that were not in the contract like extending the boat ramp so we shouldn't get too greedy.

Don said the ground at the point is now approx. 10 feet higher than it was before. Do we want that brought back down? Another question to think about.

Thalle changed Trails End Road to jog over to the right with the retaining wall they installed. Do we want to retain that space so we can use it for a turn around at the end of trails end? They will not be doing anything about the road until the bring the barges back.

Thalle drilled a well and were talking about pulling the pump and closing the well. Don said we asked them to leave the pump so we can use the well. It is a working well. Don told them not to pull the pump so that we would use it. We wanted one of the barges that they used a couple years ago, but we don't know if we can still get one. That will be a topic of discussion as well. They may be leaving the pipe line in that goes across the water. Larry said

There is also the issue of the underwater water lines. We don't know if Thalle plans to remove them or not. We hope they will remove them as one is in the way of our swimming dock when the water goes down.

We will have negotiations over next year with Thallle – what we expect from them, move gate back or leave where it is, etc. We have a lot of things we need to think about before the contract is over. When they are done fixing drainage, they will refix the road.

We will also have to address the issue of the property line between HOS park and Davenport's land. Thalle has drawn the line 4 times and they have all been wrong. Davenport agrees that we need to do a new survey line and put a berm on the property line go along.

These are some of the issues that we need to think about before the completion of the Thalle contract. There will be a big update on this at next June's annual meeting because the Thalle contract expires in Sept 2027.

Secretary Report:

Since the minutes from the 3-10-26 meeting was emailed out to all members prior to the meeting, the members attending waived the reading of the minutes.

Motion to approve minutes from March 10, 2026 meeting by Richard; seconded by Joe. Motion approved by majority.

Sergeant at Arms Report: Robin asked all members to clean up food leftovers because it causes maggots when left out.

Treasurer's Report: Travis noted on 1st page states how much money we have which is $315,411.00 total at end of May. It is broken out by accounts.

Income statement, page 2, shows where money went and on right shows budget for that item. Big thing is how much revenue we received - $104,590, of which $75,000 is from the Thalle contract. We had total operating expenses of $39,468, which does NOT include any money spent on projects. Our net income was $65,122. We spent $39,613 on projects making the total we spent $79,082. This page breaks out our expenses by expense column. There were several questions on how to read the report and what the actual expenses were.

The next page 3 is the TEHOA Projects. This sheet shows how much we spent on each project with the amount and date listed. Project costs are separate from operating expenses. Some of the funds were reallocated from one category to another one. This was done either by membership vote or approved board votes.

The next page 4 is the balance sheet where all assets listed. The Property and park improvements assets line of $115,140 includes hard assets like chairs, tables, pavilions, pickleball court, as well as property. The liabilities are noted on the bottom half of the report.

Last page 5 is a proposed budget for 2026-2027 year. Travis compiled this from last year's figures and came up a budget by line item. He calculated an expense budget of $29,175 to be sustained solely with membership fees and interest from our CDs with no Thalle money and not raising membership fees. Travis proposes leaving $300,000 in CD's and adding the interest only to operating budget. Membership liked the idea of reserving $300,000 in CD's and using only the interest earned for our operation expenses.

Some discussion on the total amount of budget proposed and to base it only on the membership fees. Our park and the improvements we have made, add value to all our property and we should keep our park nice.

Motion to approve treasurer's report by Nicole; seconded by Larry and motion was approved.

Total budget proposed for 2026-2027 is $29,175 for expenses; estimated income is $44,213 of which 11,250 is from interest, 15,000 for final Thalle payment, and 17,963 from membership and gate access fees. This budget does not include expenses for projects already approved or that we may vote on today.

We decided to not vote on the budget until we vote on project expenses. Once we have a complete budget, we can then vote on it.

MOTION: Nicole made a motion to lock away $300,000 and use the interest only for next 12 months. Motion was seconded by Bill D and approved by membership.

Vice-President's Report – Cori was absent but sent a report given by Don. Sec of state report for a non-profit must be done every 4 years. We were not aware any reports were due because the notices were sent to a previous board member's personal contact information. We were delinquent but it is now done and we are caught up. There were no penalties. Cori filed all past and current reports due with Sec of State office. Tax returns have been filed. Without the Thalle income, our future tax returns will be a simple post card filing that we can do electronically.

The website has been updated with new park pictures. Anyone wanting something to be posted on the website Please tell Cori. We also have a Facebook page that we will post notices etc.

Cori needs some help setting paving stones at the pickleball court, but those stones seem to be disappearing. Please contact Cori if you wish to help with this project.

PARK GATHERING COMMITTEE: Tina is planning a gathering on July 4 from 4-8; maybe a park parade. Tina will be posting info on the Facebook page and calendar at the park and she will be asking for help. Kathy invited Tina to send info to her and she can send out to all members as. We should be posting activities on the website as well. Robin stated it would be helpful to have all announcements posted on our website as not all people are on Facebook. Don commended Tina for doing a great job on community gatherings.

ACTIONS TAKEN BY BOARD:

Extended walkway on swimming dock;

Installed green fishing light on the fishing dock;

Got wall caps redone on firepit wall;

Added sand to horseshoe pit.

Don asked the membership about internet access at the park We had been with T mobile 5G and we had problem with the access and could not get it fixed. We have had no WIFI for at least 6 months. Van said the cameras have not worked for a few years and we have no security at the park. Don said we can fix that issue without WIFI access. Consensus of membership is we do not need/want WIFI at the park. Most people have 'hot-spots' they can use for their own access.

UNFINISHED BUSINESS

DAVID YOUNG PROPERTY HAS BEEN SOLD. Title company approved the sale and we have talked with our attorney. The documentation has not been changed by Travis County to show our property deeded to the center of the creek bed after we won the lawsuit several years ago. This issue has not yet been resolved. We are trying to work through this with our attorney and the new owner. Larry said we should keep pushing on this – we have a lien for $50,000 on this property. New owner is from Lago Vista. Larry proposed we approach the homeowner – like we will remove the lien if he releases any claims to the underwater property and correct the title to show that property stops at the gulley. The title company should be responsible for this error. Van said we worked through our insurance company and went to mediation first. Then we went to court and the court ruled in our favor every time. Young's property line did not extend past the gulley. Young had never purchased the underwater part of the lot from the Smith family. Don said the deed shows the line stopping at the gulley but then are three notes on the side of the document that states it extends to the center of Sandy Creek. The board is working to get this resolved. We have not released the lien. The title company contacted Don because of the existing lien. Title company processed the sale regardless. We are paying an attorney to help get resolved.

PARK SUGGESTIONS BY MEMBERS:

1. Purchase of 8 picnic tables for the park; estimated about $500 each currently.

MOTION: There was no formal motion presented but we held a vote to purchase picnic tables for the park not to exceed $2400. Motion approved. Erin will head up purchase committee.

2. Purchase of new pickleball net for the court. Proposed is $1800 which Larry says is excessive. Larry suggested $800 max for the net. He has researched. The net we have we do not own but is owned by a member. Larry spoke to how we need to improve our facilities even though not all the members are in favor of or will use the facilities, like the pickleball court and the playground.

MOTION: Kelly made a motion to buy a pickleball net with the poles in the ground not to exceed $800. Larry seconded the motion. Robin counted 12 for the motion; 7 opposed. Motion carries.

3. Clean up walking path on Lot 1 at the end of east Darleen dr. The proposal is to remove large brush pile that limits access to the water. It is a straight drop off once

brush would be cleared and may present some danger if people not careful. Tim Wolfe lives near there and explained where and what it is. His opinion is to leave it alone and membership agreed by consensus.

4. Installing old grills at Darleen's landing: This proposal was dropped them due to possible fire hazard. Kathy explained this was her error in sending out an email to meet the 30day advance notice requirement but the board discussed the proposal and dismissed it due to fire hazard.
5. Painting pavilion 1 and pavilion 2 and cooking areas on both. Pavilion 2 has already been sanded and is ready for painting. Additional cost to complete the painting is $1600 to paint pavilion 2 and the new cooking area and what color should it be?

MOTION: Motion to not to exceed $2500 made by Larry; Van seconded to paint pavilion 2 and cooking areas on both pavilions. Motion approved. Color will be light brown.

Tina asked about replacing the buoys around the swimming area. We have 4 in the shed. Van said that Doug Williamson has done that in the past and knows how to do it. Aaron volunteered to work with Doug on getting the buoys back in the water.

BY-LAW CHANGES

Kathy presented the by-law changes. She read and gave a detailed explanation of every change and asked for comments/questions. Many of them were grammatical and typographical errors.

Members voted specifically to approve changes made in Article V, paragraph 1. (This involved not hiring a CPA to do TEHOA taxes.)

Another major proposed change was in Article V, Management, Paragraph 2. The proposal added this sentence: "Exception to advanced notice: A simple majority of members at an annual meeting may agree to project expenditures not to exceed $10,000."

MOTION: Larry made a motion to approve this addition to the by-laws; Aaron seconded. 18 voted for approval, motion passed.

Under article VIII, Secretary duties in 1. States the secretary shall send notices for association annual meetings to all property owners within Trails end Subdivision. The proposed change is to "send notices for association annual meetings to all Association members". This change made due to time and expense of mailing out letters to all property owners and also due to the fact that we have not been doing this for several years.

MOTION: Nicole made a motion to approve this change; Troy seconded; motion was approved by 13 votes with none opposed.

MOTION: Nicole made a motion to approve all other changes to the by-laws proposed by the board. Larry seconded the motion. All by-law changes were approved.

New Business:

Bill D asked if the scanned files lost by the hard drive crash had been recovered. Kathy explained to the membership that she and Cori had scanned several years of meeting minutes, none newer than 8 years ago, into Kathy's computer. Before she could transfer them onto the TEHOA laptop, her hard drive crashed. She has given them to a tech-savvy to see if the files could be recovered. The paper copies had now been shredded. She has not yet checked back with him to see if the files could be recovered. Nicole said she felt it is important to recover these files and she would be willing to contribute money to recover the files. Kathy said she will check with her friend but she did not think it was worth the time and money as we have never looked at these minutes. Nicole said "you never know when a piece of paper will save you $300,000." Kathy will follow up on this and report on it at the next meeting.

Elections: The president and vice-president positions are up for election at the June meeting. Don asked for nominations from the floor. There were none.

Nicole made a motion to adjourn the meeting; could not hear who seconded. Motion passed. Meeting adjourned at 1:47 pm

After the meeting adjourned, Kathy and Robin counted all the ballots and added in the email votes received. **Don was running for President unopposed so he was re-elected.**

For Vice President, Cori won the election with 26 votes. Van was also running for Vice-President and received 13 votes.

Respectfully submitted,

Kathy Jackson

Kathy Jackson

Secretary