Beacon Hill Property Owners Association, Inc.

Annual Meeting Summary

October 20, 2026 - 2:00 PM (Via Zoom)

This summary highlights the meeting discussions and updates for residents who were unable to attend. It is separate from the formal meeting minutes.

I. Meeting Overview

The annual meeting was held via Zoom on October 20, 2026, at 2:00 p.m.

II. Quorum Established

A quorum was present.

III. Agenda Items

4. Election / Board Representation

Rob Fey will continue serving on the POA Board.

5. Lot Upkeep

Kemp Lakeside Investors will no longer provide grounds maintenance for lots past their contractual building timeframe, so owners will need to arrange their own upkeep. Martinez Lawn Services, which is regularly on site handling grounds and landscaping, can provide an estimate at 214-704-6844 or martinezlawnservices@yahoo.com. Owners may also choose another reputable service provider in the lake area and are welcome to call the office for more information.

6. Building Timelines

As the development team moves forward with plans to construct multiple homes within the community, it is also considering buyback discussions for selected properties that are past their contractual building timeframe. If interest develops in a particular property, its owner will be contacted personally.

7. Review of Financials

Financials were not available at the meeting because the reconciliation and review of expense allocations among the entities were still in progress. They will be posted on the POA website once ready. Owners are welcome to contact the office with any questions.

IV. Resident Questions and Discussion

Design Review

During the Q&A, ownership stated that developer-built homes will follow the same design guidelines as homes built by individual homesite purchasers. Ownership also stated that the Design Review Committee has final design-review authority, with decisions made by a majority of its three members.

Current Standing Dog Park

The meeting discussion reflected unanimous support for removing the current standing dog park.

Christmas Party

Residents asked whether a Christmas party would be held and who would fund it. If a party is proposed, the Events Committee will contact the resident board member on plans. No decision was made at the meeting.

V. Adjournment

The meeting adjourned at 2:35 p.m.