

SPRINGBROOK OWNERS ASSOCIATION, INC.

Annual Meeting of Members

April 22, 2002

7:00 p.m.

Providence Presbyterian Church

MINUTES

The undersigned, Jack Baker, management consultant to the Springbrook Owners Association, Inc., (the "Association") hereby certifies that at 7:00 p.m., April 22, 2002, the Annual Meeting of the Members was held at Providence Presbyterian Church, located at 17712 Heatherwilde Blvd., Pflugerville, Texas.

Call to Order and Establish Quorum

Ron Exley called the Annual Meeting of the Members to order at 7:13 p.m. Having __ votes represented at the Meeting, by presence and proxy, quorum declared. Quorum requirements for this annual meeting were 25 percent of all votes possible because the Annual Meeting scheduled March 21 did not achieve quorum.

The following represents the quorum requirements.

Votes per lot: 2

Votes possible: 762

Votes required for quorum: 96

Votes represented at meeting: 148

Introduce Board

Ron Exley introduced the current Board of Directors to the Members and thanked them for their service.

Board Meeting Minutes 2-13-02

Ray Malkiewicz presented and read the Board of Directors Meeting Minutes of February 13, 2002. Ray moved for approval of the minutes. The motion was seconded and passed unanimously.

Annual Meeting Minutes 3-15-01

Ray Malkiewicz presented and read the Annual Meeting Minutes of March 15, 2001. Thom Clark moved for approval of the minutes. The motion was seconded and passed unanimously.

Presentation

Sherry O'Neill summarized the Association's income, expenses and owner delinquency of dues payments. O'Neill stated the Association's checking account balance as of March 31, 2002 was \$37,368.44.

Members were given the opportunity to ask questions regarding the budget.

O'Neill presented the events and projects of the Association past 12 months and those that were scheduled for the upcoming months.

Erika Walsted presented the amenity, maintenance and security projects that are scheduled during 2002.

Ray Malkiewicz presented a comparison of dues between Springbrook and four other associations. He talked about the delinquency rate in dues payments and ways the Board is trying reduce it.

Website Tour

Ray Malkiewicz reported on and demonstrated the website of the Association. He illustrated the many ways the Association and its Members are able to communicate. Members may access the Board and Annual meeting minutes, and send e-mail directly to the Board and other Committees. Members can find out what events are scheduled for the Association and read the newsletter, pay dues, post items for sale, etc. by going to the website.

Crime Prevention/Neighborhood Watch

Officer Mike Cloudus, with the City of Pflugerville Police Crime Prevention Department made a presentation about ways Members can involved to make their neighborhood safer.

Board of Directors Nominations

Ron Exley announced that there were four open positions on the Board of Directors. Ron stated that Sherry O'Neill, Julie Partridge, and Jill DeCabooter-Ortiz had been nominated prior to the Annual Meeting and opened the floor for additional nominations for the Board of Directors.

Scott Swearingen nominated Bruce Wood for Director. Bruce accepted the nomination. The nomination was seconded and Bruce Wood was placed in nomination.

Ron called for additional nominations for Director. Hearing none, he moved that nominations for the offices of Director of Springbrook Owners Association be closed. The motion was seconded and passed unanimously.

Nominees Introduction

Ron Exley announced the names of the Members who had been nominated for Director and asked them to stand.

Ballot Submittal

Ron Exley announced that the vote by secret ballot would commence. He reminded the Members that voting for more than four candidates would invalidate the ballot.

Ron asked the Members if everyone had finished voting. Hearing no objection, he declared the polls closed, and the ballots were counted.

Member Questions

Members were given the opportunity to ask questions during the time the ballots were being counted. The Board announced that if Members wanted to submit their questions and comments in writing, the Board would answer them.

Meet New Board Members

After the votes were tallied and certified by the Association's management consultant, Jack Baker, Ron announced Sherry O'Neill, Julie Partridge, Jill DeCabooter-Ortiz, and Bruce Wood had been elected as Directors to the Board of the Association.

Adjourn

There being no further business and no objection, the meeting was adjourned at 8:35 p.m.

MINUTES DATED APRIL 25, 2002

Jack Baker