



## Magnolia Bayou Homeowners' Association

### General Meeting Agenda

#### Woodglen Circle

**10:00 AM, April 12, 2025**

<https://www.magnoliabayou.org>

It is time to hold our Spring General Homeowners' Association Meeting. In addition to notifying you of the agenda for the meeting, there are a few items that the board would like to bring to your attention.

**Your participation is crucial for the future of our Homeowners' Association.** Without your participation we don't have a quorum, and without a quorum, we can't officially have a meeting or conduct any business. Most of this business are basic activities such as approving annual budgets, reviewing expenses, decorating the front and back entrances, and contracting for lawn and garden services. Another basic activity of the organization is electing officers. Without a quorum, elections can't be held and without officers, the organization ceases to exist. In order to have an official meeting, we need 32 lots to be represented. Currently, that means as a minimum, 16 lot owners with each holding a single proxy representing a neighbor's lot.

Attached is a General Proxy for this meeting. If you are unable to attend please complete the proxy and send it with a neighbor who will be attending. This will help us in establishing a quorum.

One of the items that needs attention is the homeowner's attention to the general appearance of their property. Items like newspapers in driveways, twigs and branches on sidewalks, trees hanging over sidewalks and streets and keeping the grass trimmed. These are small things, but make a huge difference in the appearance of the neighborhood. Also, pick up after your animals when you take them for a walk. We have a beautiful neighborhood, and with a little effort it can really shine.

Another item of concern is boats, RVs, pods and other stationery items in our driveways and in the road in front of our house. This is addressed in Article II, Section 9 of each of the Phases' Covenants. We can appreciate that you may need some time to move it from storage and load it up prior to going out, and then clean up afterwards, but weeks at a time is not a good look.

If you see a new homeowner move in, please introduce yourself and then send an email to [welcome@magnoliabayou.org](mailto:welcome@magnoliabayou.org) or go to the website and use the Feedback link to provide the Board with the address. This will let our Welcoming Committee know and they can go over and drop off a welcome packet informing the new homeowners about our neighborhood and the local area.

We have also included a Letter of Concern that can be used to bring items that you feel need to be addressed or considered to our attention. We are always looking for ideas and participation from the neighborhood. You can also use the form on the website at:

<https://www.magnoliabayou.org/feedback.php>.

Another topic that is always under discussion is bringing our association into the 21st century. As a part of that we have started using Venmo to accept payments for the annual dues. We would also like to keep up a list of who is in our neighborhood and how to contact them with news about upcoming events. Also it would help when a Venmo payment is made and the owner isn't in our list or uses an email name we don't recognize. An example is Roger Henn. He made a payment but didn't reference an address and he isn't in any of our lists. An easy way to keep us updated is to go to [https://www.magnoliabayou.org/get\\_email.php](https://www.magnoliabayou.org/get_email.php) and fill out the form.

**AGENDA for GENERAL MEETING – April 12, 2025**

Call to Order: Bob Zittleman, MBHOA President

Establish Quorum: Keri Friedley, Secretary, MBHOA

Approval of October 19, 2024 MBHOA General Meeting Minutes: Keri Friedley

Financial Report: Chris Friedley, Treasurer, MBHOA

Committee Reports:

- a. Landscaping Committee: N/A
- b. Welcome Committee Report:

Old Business

- a. Raised Board Discretionary Fund from \$250.00 to \$500.00
- b.

New Business/Topics of Discussion

- a. CD for Reserve/Emergency Funds
- b. South Entrance Plant Enhancement w/ Ivy removal
- c. Spring Garage Sale
- d. Update Address Curb Numbering
- e. Covenant Review and Update Committee

Public Forum: Open for discussion.

Adjournment: Bob Zittleman

Hope to see you at the meeting. In the event of inclement weather the meeting will be rescheduled to April 19th, same time, same location.

Cordially,

Your Associations' Board

**GENERAL PROXY**

Magnolia Bayou Homeowner's Association

General Meeting

Glenwood Circle

April 12, 2025 at 10:00 AM

Please complete this general proxy if you are unable to attend the meeting in person. By filling out this form you give the person identified below as the Holder of Proxy the right to vote, in your absence, as they deem appropriate on any and all issues and motions brought before the association during this meeting. These proxies are important to conducting our General Meetings, as it is usually through the use of the proxies that we are able to have a quorum and conduct a meeting.

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I am unable to attend the General Meeting of the Magnolia Bayou Homeowner's Association to be held on April 12, 2025. I hereby authorize the below named Holder of Proxy to serve as my proxy for voting purposes as relates to issues and motions brought before the association during this meeting.

Holder of Proxy: \_\_\_\_\_  
(Print) The member who will be represent the absent member

Homeowner's Information (The member who will be unable to attend the meeting.)

Printed Name and Lot No/Address: \_\_\_\_\_

Signature: \_\_\_\_\_



# MAGNOLIA BAYOU HOA

## **Letter of Concern:**

If you have suggestions, issues or concerns that you believe should be addressed at the Magnolia Bayou HOA General Spring Meeting, whether you plan to attend or not, please express your issue or concern in the space below along with your contact information so that we can forward you minutes from the meeting that relate to your comment below.

## **Contact Information**

*Name*

*Address*

*Email*

## **Suggestion, Issue or Concerns**