

**MINUTES OF THE 2012 ANNUAL MEMBERS MEETING
May 10, 2012**

The undersigned, Director Tara Mitchell of Four Seasons Farm Community Association, Inc. (the "Association"), certifies that at 7:00 p.m. on Thursday, May 10, 2012 the Annual Members Meeting was held at Kyle United Methodist Church, Family Life Center located 408 W. Lockhart St, Kyle TX 78640. Also present were Directors Tara Mitchell, Chris Irvin, and Patricia Hough; from RealManage, LLC -- Community Association Manager, Candace Douglas; Sr Assistant Community Association Manager, Wanda Stevens.

Roll Call, Certifying of Proxies, and Proof of Notice

A sign-in sheet made the roll call of the members of the Association and a quorum was established: homeowners represented in person (26) or by proxy (22 proxies) of the 317 eligible homeowners. Quorum of 10% was thus established (32).

Community Association Manager Candace Douglas displayed the Proof of Notice of the meeting by show of the certified mail packet, which had been similarly mailed by regular postage to all members on record as of April 30, 2012.

Approval of Prior Annual Meeting Minutes

2011 draft Annual Meeting Minutes were reviewed by those present. No additions or corrections were noted. The Minutes were approved by acclamation as submitted for the meeting held June 9, 2011.

Board of Directors Report (Tara Mitchell)

- Focused on the accomplishments during this past year:
- Stricter enforcement of the deed restrictions
- 5 member board elected in 2011
- Property improvements that had not been approved by the Architectural Control Committee (ACC) were encouraged to bring their homes into compliance by going through the process
- Review of governing documents
- Activities: National Night Out in October 2011; 2 community garage sales
- Removal of the vine at the entrance;
- New management company in January 2012 (RealManage)
- New vendor for common area weed control: TruGreen

Management Report (Candace Douglas)

- Presentation of Management Duties – see attached
- Introduction to the Resident Portal – owners can see their accounts, governing documents, correspondence
- Report on Deed Restriction violations – currently there are 64 open – mainly landscaping, trash cans
- Collection status and process
- 2012 Legislation needs to be filed with the county clerk (it will cause attorney fees)

Election of 4 members to BOD

Nominations were taken from the floor to fill the vacancies on the Board. Pat Hough, Chris Irvin, Tom Sullivan chose to run again to serve on the Board and Oscar Sanchez was also nominated. No one else opted to run for the board so nominations were closed. The four listed above were all elected by unanimous acclamation by the members present to fill the 4 vacancies.

New Business, Action Items from Members

Review idea of rock wall installation along FM 150 perimeter – who would bear the cost, what would it cost?
Fence repair and upkeep costs for owners or HOA; are fences required?
Sightings of coyotes and snakes – what to do?

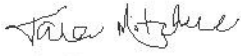
FSFCA, INC.

Pets that get loose – call Animal Control
Signage regarding children at play – cost is \$75 per sign
Speed bumps?
Lighting at the mailboxes – what options available?
Neighborhood Watch needs volunteers

Adjournment

The meeting adjourned at 8:05 PM.

ATTEST:



Tara Mitchell, President

8/24/13
Date