

## **Garden Oaks HOA Annual Meeting Outline**

### **1. Welcome, Opening Remarks, and Financials Report (Stuart & James)**

- Member Check-In
- Call to Order
- Introduction of Officers
- Overview of the Meeting & Procedure:
  1. Reports on Current State
  2. History of Where We Were
  3. Where We Are Now
  4. Board Recommendations of How We Move Forward
  5. Call for Elections
  6. Vote
- Current Financial Status (James)

### **2. History of Garden Oaks and Current Challenges (Stuart & Shannon)**

- Overview of the Neighborhood's History:
  - Deed restrictions from the 1930s.
  - Weren't designed for today's or future standards.
- Issues with Outdated Deed Restrictions & Bylaws:
  - Contains unenforceable language.
  - Lacks the ability to be changed or modified.

### **3. What We Are Doing and Have Done (Stuart & James)**

- Reestablished the Organization
- Identified the Areas of Concern:
  - From legal challenges
  - Survey
- Outreach Efforts:
  - Identifying our neighbors.
  - Creating lines of communication.
  - Working on getting in front of our members.

### **4. Proposed Updates to Deed Restrictions and Bylaws (Stuart, Gary & Shannon)**

- **Goals of the Updates:**
  - Clarify Language.

- Define Terms.
- Remove Racist and Unenforceable Language.
- Add Verbiage to Allow the Documents to Be Amended in the Future.
- Add Verbiage to Allow the Transfer Fee Percentage to Be Changed in the Future.

#### **5. Benefits of the Updates (Stuart & Shannon)**

- Better Understanding for Homeowners.
- Correcting the Funding Mechanism.
- Ability to Fund Security and Beautification.
- Increased Trust and Transparency.

#### **6. Board Recruitment and Engagement (Stuart & Anyone)**

- Highlight the Importance of Filling 8 Board Positions.
  - Sections 2 & 5 need representation
- Roles of a Board Member and Time Expectations.
- We are looking for people who are:
  - Committed to community
  - Desire to improve the neighborhood
  - Open-minded and willing to make fair & equitable decisions
  - Bring fresh perspectives
- **Impact of Board Participation:**
  - Protect Property Values.
    - Home Equity Adds to Net Worth.
  - Safeguard Equity.
  - Shape the Neighborhood's Future.
  - Questions from the floor

#### **7. Vote**

- Call for Candidates from the Floor.
- Cast Votes per Section.

#### **8. Closing Remarks**

- Recap the Meeting's Importance.
- Encourage Continued Community Involvement.
- Thank Attendees and Adjourn the Meeting.