

PEBBLE BEACH PROPERTY OWNER'S OF MEDINA LAKE ASSOCIATION

Regular Board of Directors' (BOD) Meeting

Wednesday, January 7, 2026, at 7:00 p.m.

Location to Attend In-person: Main Park PB1 in the Office, 100 Park Drive, Lakehills, TX., 78063

Call meeting to order promptly at 7 pm (members & invited guests are welcome)

Roll call of Directors

Approve agenda for January 7, 2026

Discuss & approve matters considered at the 01/06/2025 Special BOD Meeting – Executive Session

Indicate that no actions were taken during the executive session if applicable

Make motions for decisions to be made or authorizations for actions on executive session matters if any

Decisions made between November 7th 2025 and January 7th 2026

Ratify decisions made between meetings if any

Discuss & approve meeting minutes for –

November 8, 2025 – Annual Members Meeting

January 6, 2026 – Special BOD Meeting

Discuss & approve appointment of officers

Appointment of banking transaction relationship officers & key account executives

Financial reports for November & December 2025– discuss & approve

Park Agreement Amendments Discussion & Approval

2026 Assessment Update

Friends of the Parks Updates, including the Dec events

2026 Community Social Event Discussion

Association Committees Update & Discussion

New Business

Open forum for PBPOA owners to be heard

No comments about individuals or private property matters, please do not interrupt a speaker

Executive session, if needed

Adjourn regular meeting