

PEBBLE BEACH PROPERTY OWNER'S OF MEDINA LAKE ASSOCIATION

Regular Board of Directors' (BOD) Meeting

Wednesday, August 5, 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 August 5, 2026 Regular Board Meeting

Decisions made between July 2, and August 5, 2026

Ratify decisions made between meetings if any

Discuss & approve meeting minutes for –

July 1, 2026 – Regular BOD Meeting

Financial report for July 2026 – discuss & approve

Association Committees Update & Discussion

Friends of the Parks Updates

Community Social Events - discuss activities for October & December 2026

Unfinished Business

PBPOA 2027 assessment per lot – final discussion & approval of an increase

PBPOA 2027 budget – second discussion

Annual Member Meeting & Election – discuss first mail out in Sept & other issues

New Business

PBPOA 2026 Management Certificate – discussion of updates/changes & approval

Open forum for PBPOA owners to be heard, limit of 3 minutes per person

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

Executive Session, if needed

(only board members & invited owners/guests may attend)

Adjourn regular meeting