

NOTICE OF THE ANNUAL MEETING OF MEMBERS
PEBBLE BEACH PROPERTY OWNER'S OF MEDINA LAKE ASSOCIATION
Saturday, November 7, 2026, at 10 A.M.
Location: Pavilion, Pebble Beach 1 Main Park, 100 Park Drive, Lakehills, Texas

The Annual Meeting of Members of the Pebble Beach Property Owner's of Medina Lake Association will be held Saturday, November 7, 2026, at 10 a.m. at the Pavilion in Pebble Beach 1 Main Park for the following purposes: (1) Vote to elect two (2) Members to the Board of Directors (term of office 1/1/2027 through 12/31/2029); and (2) To transact such other business as may properly come before the Meeting and any adjournments thereof.

AGENDA

Registration begins at 9:00 am (All Members must register prior to the start of the Annual Meeting.)		
1. Call to Order at 10 am (at pavilion)	2. Proof of notice of meeting or waiver of notice	
3. Establishment/announcement of a quorum	4. Distribute Minutes for Meeting on 11-08-2025	
5. Present a financial update for 2026 YTD	6. Present the 2027 PBPOA Approved Budget	
7. (a) Nominations from the floor	7. (b) Candidate introductions	
7. (c) Questions from members	7. (d) Ballots cast & collected	
8. (a) Ballot counting (in the office)	8. (b) Open for member questions (at pavilion)	
9. Prize drawing	10. Announce election results	11. Adjourn meeting

A copy of the agenda will be posted on the Association's Website (<https://www.pebblebeachpoa.com>) & the Pebble Beach I Office at least fifteen (15) days prior to the meeting. The agenda, absentee ballot, and proxy documents will be mailed to Association Members at least fifteen (15) days prior to the meeting.

The Association By-Laws require a quorum at this meeting. A quorum is defined in the Association By-Laws as "the presence at the meeting of Members entitled to cast, or of absentee ballots entitled to cast, ten percent (10%) of the votes of the membership." **The Association governing documents allow for one (1) vote per lot. To conduct this Annual Meeting, the Association must have not less than a combination of eighty (80) absentee ballots, proxies for voting and quorum, and in-person ballots.**

Please help the Association meet the quorum requirement. If you wish to vote absentee because you cannot attend in-person, please complete the enclosed Absentee Ballot. The Association must receive your Absentee Ballot, signed & dated, by Thursday, November 5, 2026 at 3 p.m. If you wish to designate another member to vote for you at the Annual Meeting, please complete and sign a Proxy Form. The Association must receive your Proxy Form by Thursday, November 5, 2026, at 3 p.m. If you wish to attend the meeting in person, Members will receive a ballot, reflecting the number of lots they own, when they sign in/register. Ballots from in person voting will be collected/accepted after (a) floor nominations, (b) candidate introductions, and (c) Member questions. If you submit an Absentee Ballot or Proxy Form, and decide to attend the meeting:

- **with the intention of voting** in person then the Absentee Ballot or Proxy Form are void; or
- **with no intention of voting** in person then the Absentee Ballot or Proxy Form will be counted.

You may hand deliver or mail your Absentee Ballot or your Proxy Form to Pebble Beach Property Owner's of Medina Lake Association at 100 Park Drive, Lakehills, Texas 78063. As per prior Association precedents, you can send your signed and dated copy electronically by email or by text to the Pebble Beach POA President at president@pebblebeachpoa.com or use the PBPOA cell phone (830) 398-1014.

The nominees from the "Notice of Solicitation for Candidates" responses are listed below (in alphabetical order) for the **two (2) Board of Director positions.** ***See candidate information mailed to property owners.***

1. Robert (Nick) Major, Jr

2. Larry Reile

Nominations will be accepted from the floor after the meeting is called to order. Members attending in person can write floor nominations on the in-person ballot form. **Members MAY ONLY VOTE for two (2) candidates. Members MAY NOT VOTE for any candidate more than once on their ballot.**

The available Director positions will be filled as follows:

The Candidate that receives the greatest number of votes will fill a three-year director term ending 12/31/2029.

The Candidate that receives the second greatest number of votes will fill a three-year director term ending 12/31/2029.

All other Candidates receiving votes will not fill a director position.