

NOTICE
of
2024 ELECTION OF TRUSTEES
and
2024 ANNUAL MEETING OF THE MEMBERS
of
QUAIL VALLEY FUND, INC.

Please take notice that the:

- 2024 Election for the Board of Trustees of the Quail Valley Fund, Inc., a Texas non-profit corporation (the "Fund"), will be conducted by mail (with in person voting also allowed) in accordance with the Bylaws of the Fund, as set forth in more detail below; and
- 2024 Annual Meeting of the Members of the Fund will be held:
 - On Monday, March 11, 2024, at 7:30 p.m. The poll to vote in person on the day of the meeting will be open from 7:00 p.m. and close at approximately 7:30 p.m.
 - At City Centre at Missouri City, 2880 La Quinta, Missouri City, Texas 77459.

Enclosed please find the Official Absentee Ballot for the 2024 Election of Trustees. Information submitted by the candidates is included with this Notice. The results of the Election of Trustees will be announced at the Annual Meeting.

In order to have your vote counted, the Official Absentee Ballot form must be:

- (i) **Signed with your Quail Valley property address included on the Ballot. Please also date your Ballot; and**
- (ii) **Returned to Canady & Canady 4801 Woodway Dr., Suite 470-E Houston, TX 77056, in the enclosed "Business Reply Mail" envelope, so that it is received by 5:00 p.m. on Thursday, February 29, 2024, in order to be properly accounted for by an independent third party, Canady and Canady PC.**

If you attend the 2024 Annual Meeting, you will be entitled to vote in person if you so choose, however, please note that the voting in person at the meeting will end at approximately 7:30 p.m.

We strongly encourage ALL Members to vote by returning the Ballot (as directed above) or attending the meeting and voting in person to ensure that your vote counts.

Should you have any questions regarding this process, please do not hesitate to contact the Quail Valley Fund's office at (281) 499-8371.

We look forward to seeing you at the 2024 Annual Meeting!

**BOARD OF TRUSTEES
QUAIL VALLEY FUND, INC.**

Meet the Candidates Night
February 08, 2024
Quail Valley City Centre
2880 La Quinta Missouri City, TX 77459 @ 7:00PM
2024 Board Candidates

Kent Butler

Kent has lived in Quail Valley for 13 years and has attended 12 board meetings in the past year. Kent is a financial advisor with UBS Financial Services. Kent is the current President on the Board for Quail Valley Fund. Kent is looking forward to continuing to contribute to make this a Great Community. Kent is conservative by nature, his daily financial advice practice requires a careful balance for both short and long term planning.

Tyson Stittleburg

Tyson has lived in Quail Valley for 9 years and has attended 2 board meetings in the past year. Tyson is currently a church administrator serving as Executive Director of Business Operations. Tyson previously spent the last 17 years working at Quail Valley City Centre and 13 of those years as the General Manager. Tyson believes he would be an asset to the board because of his time working in Quail Valley and his understanding of the neighborhood and the people. Tyson has developed a working relationship with Missouri City staff and Quail Valley Utility District staff.

Steve Rubin

Steve has lived in Quail Valley for 25 Years and attended 3 board meetings in the past year. Steve is a residential designer, landscape designer and landscape installation. Steve's background is in residential design and construction. Steve believes his background would be a value to the community in regard to all aspects. He also served on the HOA Board at his previous residence as Vice President and ACC Committee chairperson.

**OFFICIAL ABSENTEE BALLOT FOR
2024 ANNUAL MEETING OF MEMBERS OF
QUAIL VALLEY FUND, INC. – MARCH 11, 2024**

In order for this Official Absentee Ballot to be valid it must be: (i) signed, dated and your property address in Quail Valley included; and (ii) placed in the "Business Reply Mail" envelope included with the "Notice of 2024 Election of Trustees and 2024 Annual Meeting of the Members of Quail Valley Fund, Inc." and returned to Canady & Canady P.C. 4801 Woodway Drive, Suite 470-E. Houston, TX 77056.

This Official Absentee Ballot must be physically received by the Quail Valley Fund by 5:00 p.m. on Thursday, February 29, 2024, to allow the independent third party (Canady and Canady PC) sufficient time to tally the results. Please allow for postal delivery time.

For the election of two (2) persons to serve on the Board of Trustees of Quail Valley Fund, Inc. for two (2) to serve a term of three (3) years each. Please make your selection for not more than two (2) candidates below. **If you select more than two (2) candidates, your vote will not be counted.**

- | | | |
|--------------------------|-------------------------|--------------------------|
| <input type="checkbox"/> | Kent Butler (Incumbent) | <input type="checkbox"/> |
| <input type="checkbox"/> | Tyson Stittleburg | <input type="checkbox"/> |
| <input type="checkbox"/> | Steve Rubin | <input type="checkbox"/> |

You must sign your Ballot and include your property address in Quail Valley in order for your vote to be counted. Please also date your Ballot. Per Texas Property Code Section 209.00594(b-1), a person who tabulates votes may not disclose to any other person how an individual voted.

Member's signature

Member's First and Last Name *(please print clearly)*

Date

Property Address in Quail Valley *(please print clearly)*

Section 209.00592(c)(3) of the Texas Property Code provides a solicitation for votes by absentee ballot must include the following language:

By casting your vote via absentee ballot, you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

Please be advised that nominations for election to the Board of Trustees are closed and nominations will not be taken from the floor at the Annual Meeting.

*****Please return your completed Ballot to the Canady & Canady P.C. 4801 Woodway Dr., Suite 470-E. Houston, TX 77056 on or before February 29, 2024 in order for your vote to be counted.**



QUAIL VALLEY FUND, INC.

2024 HOMEOWNER'S ANNUAL MEETING AGENDA

Quail Valley City Centre
2880 La Quinta Dr.
Missouri City, Texas 77459
March 11, 2024, at 7:30 p.m.

1. Call to order
2. Open Election of Trustees
 - a. Motion to close balloting from the floor and second from the floor
2. Introduction of Guests and Comments by Fund President
3. Announcement of Election of Trustees
4. Financial Report
5. President's Report
6. Real Estate Recap 2023
7. Approve Minutes of March 13, 2023, Annual Meeting
8. Receive comments from Public.
9. Next scheduled meeting of the Quail Valley Board of Trustees: April 08, 2024, at 7:00 p.m., Quail Valley Fund, Inc. Office, 3603 Glenn Lakes Lane
10. Adjournment

QUAIL VALLEY FUND INC.
MINUTES OF THE VIRTUAL ANNUAL MEETING
Monday March 13, 2023, at 7:30pm

MINUTES OF THE ANNUAL HOMEOWNERS MEETING OF THE QUAIL VALLEY FUND, INC. HELD AT 7:30 p.m. ON MARCH 13, 2023, at 2880 La Quinta Missouri City, Texas 77459.

TRUSTEES PRESENT

Kent Butler, President
Roderick Lee, Vice President
Max Montegut, Treasurer (was not in attendance)
Barbara Thompson, Secretary
Jennifer Obi, Trustee
Allen Owen, Trustee
Mel Mamula, Trustee

CALL TO ORDER

Due notice of the meeting having been given Kent Butler called the meeting to order at approximately 7:30pm, quorum was established with 51 in attendance.

In attendance was City Council Member Floyd Emery, City Manager Angela Jones, Community Engagement Coordinator Ramona Smith, Parks & Recreation Jason Mangum, Public works Shashi Kumar, Missouri City Police Department Chief Michael Berezin and Sargent Michael Hebert, Fire Department Assistant Chief Jonathan Savrsula, Code Enforcement Jennifer Thomas Gomez, Roberts Markel Weinberg Butler Hailey Attorney Cliff Davis, and CPA Canady and Canady Axel Soto and Brad Bryan. Kerry Holmes representing Crest Management as managing agent.

PRESIDENTS REPORT

President Kent Butler gave opening comments and recognized attending guest. Kent stated that three (3) new pavilions have been added to MacNaughton park and the Splash Pad and new restrooms at Ridgeview Park opened in 2022.

ELECTION OF DIRECTORS

There were two (2) positions on the Board up for election in the 2023 elections. Four applicants submitted their names in response to the solicitation of candidates. There were 325 mail in ballots and 27 in person voters. There was a motion made from the floor and second to close the election at 7:30 p.m., the election results are Roderick Lee (incumbent) 203 votes, Jennifer Obi (incumbent) 286 votes, Nicholas Seier 164 votes and Tanner Williams 32 Votes. Roderick Lee and Jennifer Obi have been elected to serve a three (3) year term on the Board of Directors for Quail Valley Fund.

Treasurer's Report

Kent Butler gave the yearend financial report ending December 31, 2022. Quail Valley Fund is 96.8% collected on the 2022 assessments. February 28, 2023, preliminary cash flow report is 1,368,651.19 operating account \$702,070.46 reserve account, due from The Cottages \$10,762.75 with a total of \$2,081,484.40. The Cottages Preliminary cash flow report operating account \$5,292.34 reserve account \$1,776.52 due to Quail Valley Fund \$10,762.75 with a total (\$3,693.89). The Patio Homes preliminary cash flow operating account \$10,816.38 reserve account 6.29 with a total \$10,822.67. Kent showed the three (3) budgets and stated he would answer any questions or concerns.

Community Report

City Council member Floyd Emery stated Robin Elackatt could not attend the meeting and Thanked QVF for its partnership. Angel Jones City Manager thanked Quail Valley for a great partnership and stated she is here for all the residents of Missouri City. Community Engagement Coordinator Ramona Smith stated she is the problem solver of the communities and looks forward to working with the residents of Quail Valley Fund. Jason Mangum is the interim

manager at City Centre and the Parks and Recreation Manager. Jason explained they are in the design process for the golf course and that the Ridgeview Park would be going into the second phase of construction with the new track, playground equipment, and pavilions in the last quarter of the year. Public Works Shashi Kumar stated they are still in the planning stages of the replacement of Glenn Lakes. Sargent Hubert reported the current violations in the Missouri City area. Chief Berezin talked about the casino house and the actions they have taken. Fire Chief Johnathan Savrsula stated with the time charge for everyone to check the battery in the smoke detectors. City Code Enforcement Jennifer Thomas Gomes Code Enforcement stated that she has 4 officers in code enforcement, and they work with Kerry Holmes all the time to resolve issues in the community. Jennifer encouraged the residents to get to know the program see.clickfix.org to report any violations. Kent reported in 2022 there were: 527 Architectural Applications approved, and forty-four (44) were denied, 168 Welcome letters have been mailed. Kent also gave a breakdown of the violation letters that have been mailed in 2022 Courtesy Notice 2930, Reminder Notices 569, Final Notice (certified) letters 124 and Final Demand 51 letter. Kent Butler announced the 2022 events and why it is important to have a HOA. Kent stated we two elections at the Quail Valley office in 2023 and gave the dates of each. Kent also stated the importance of getting approval for all exterior improvements before you start them. Kent stated the Quail Valley Fund Newsletter is sent out every other month. Jennifer Obi gave the Real Estate report stating that in 2022 122 homes sold in Quail Valley, the asking price was \$69 to \$192 per sqft and the average price per sqft was \$133, the average days on the market was 22. Jennifer stated we have eighteen (18) homes currently on the market, four (4) option pending (0 is a foreclosure or poor condition), seven (7) pending sales (0 is a foreclosure or poor condition), zero (0) Contracts Pending, seven (7) currently for sale median asking price is \$132 per sqft. (\$132 in Jan) Range of asking price is \$117.00 - \$155.00 per sqft. Zero (0) foreclosure or poor condition sales in December 2020.

Approval of Minutes

In accordance with the Quail Valley Fund Bylaws, the board will deem the March 14, 2022, Annual Meeting minutes approved, as there were no objections or changes received from the owners.

Open Forum

There were several questions presented to the board prior to the meeting and they were addressed accordingly.

ADJOURNMENT

There being no further business to come before the Board, the regular business session of the meeting was adjourned at 8:42PM

Next Annual Meeting will be Monday March 11, 2024, at 7:30 p.m.

Respectfully Submitted,

Kerry Holmes,
Community Manager

Approved,

Board Member