

Bonham Trace Homeowners Association Meeting Minutes Date: February 29, 2024

Time: 6:00 PM - 6:42 PM **Location:** Zoom

Introduction: The meeting of the Bonham Trace Homeowners Association was called to order at 6:04 PM on February 29, 2024, via Zoom. The meeting was conducted by Brian Simpson, with Howdy HOA Management recording the minutes.

Attendees:

Brian Simpson
Chandler Arden
Homeowners and Residents

Financial Review: Howdy HOA Management, provided an overview of the association's financial status. The following points were highlighted:

- Total funds as of February 29, 2024: \$15,282.56.
- The 2024 Attached Budget was reviewed.

Development Period:

- The Development Period was discussed and explained.

Restrictions Review: The board reviewed the existing community restrictions and regulations. The following issues were addressed:

- Reminders were given regarding property maintenance, including lawn care, exterior modifications, and parking regulations.
- Recent violations and their resolutions were discussed.
- Members were encouraged to review the community guidelines regularly and adhere to them to maintain the Bonham Trace.

Future Development: Chandler Arden discussed the future development plans within the Bonham Trace community. Key points included:

- Plans for phase 3.
- The timeline for development depends on the real estate market.
- Additional Parking
- City of Bryan Park fee was discussed.

Open Discussion:

- Homeowners voiced their concerns and questions.
- Additional Lighting was discussed.

Adjournment: With no further business to discuss, the meeting was adjourned at 6:42 PM by Brian Simpson.

These minutes will be reviewed and approved at the next scheduled meeting of the Bonham Trace Homeowners Association.

Respectfully submitted,

Brian Simpson-Howdy HOA Management

Bonham Trace Homeowners Association

Bonham Trace HOA Budget 2024	
Expense	Budgeted
BTU Utilities	\$1,200
Insurance	\$2,320
Howdy HOA Management	\$4,800
Tax Prep	\$500
Postage	\$60
Legal	\$1,000
Total Expenses	\$9,880
INCOME \$330 per yr	\$14,850
45 UNITS	
Projected Surplus	\$4,970
*HOA Lawn maintenance is currently provided by Developer	