

**NOTICE
of
2025 ELECTION OF TRUSTEES
and
2025 ANNUAL MEETING OF THE MEMBERS
of
QUAIL VALLEY FUND, INC.**

Please take notice that the:

- 2025 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
- 2025 Annual Meeting of the Members of the Fund will be held:
 - On Monday, March 10, 2025, 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 Missouri City Recreation and Tennis Center, 2701 Cypress Point Drive, Missouri City, Texas 77459.

Enclosed please find the Official Absentee Ballot for the 2025 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 Friday, February 28, 2025, in order to be properly accounted for by an independent third party, Canady and Canady PC.**

If you attend the 2025 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 2025 Annual Meeting!

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



QUAIL VALLEY FUND, INC.

2025 HOMEOWNER'S ANNUAL MEETING AGENDA

Missouri City Recreation & Tennis Center
2701 Cypress Point Dr.
Missouri City, Texas 77459
March 10, 2025, 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
3. Introduction of Guests and Comments by Fund President
4. Announcement of Election of Trustees
5. Financial Report
6. President's Report
7. Real Estate Recap 2024
8. Approve Minutes of March 11, 2024, Annual Meeting
9. Receive comments from Public.
10. Next scheduled meeting of the Quail Valley Board of Trustees: April 14, 2025, at 7:00 p.m., Quail Valley Fund, Inc. Office, 3603 Glenn Lakes Lane
11. Adjournment

QUAIL VALLEY FUND INC.
MINUTES OF THE ANNUAL MEETING
Monday March 11, 2024, at 7:30pm

MINUTES OF THE ANNUAL HOMEOWNERS MEETING OF THE QUAIL VALLEY FUND, INC. HELD AT 7:30 p.m. ON MARCH 11, 2024, 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 47 in attendance and the Pledge of Allegiance was recited.

In attendance was City Council Member Floyd Emery, City Manager Angela Jones, Police Chief Brandon Harris, Fire Chief Mario Partida, Neighborhood Service Director Walter Gant, Code Enforcement Barbara Terrell, Public Works Shashi Kumar, Parks and Recreation Assistant Daniele Stewart, Community Engagement Coordinator Jerrell Horace, Roberts Markel Weinberg Butler Hailey Attorney Noelle Hicks, and CPA Canady and Canady Justin McKibben. Kerry Holmes representing Crest Management as managing agent.

PRESIDENTS REPORT

President Kent Butler gave opening comments and stated that he always like to start with a quote "Feeling a part of this Community is my greatest reward!" and reported that Quail Valley Golf Course and City Centre was Golfers Choice 2023: Best Public golf course I Texas. Kent acknowledged Max Montegut years of service with Quail Valley Fund Board of Directors and Thanked him. Kent then welcomed all the guest speakers.

Community Report

City Council member Floyd Emery stated Robin Elackatt could not attend the meeting and Thanked QVF for its partnership. Jason Mangum introduced Angel Jones City Manager, Allena Portis Assistant City Manager and Sedrick Cole Deputy City manager and thanked them for their services. Jason gave a overall review of their department. Police Chief Brandon Harris reviewed the department and the crimes over the past couple of years. Chief Harris also stated the Citizen Police and Fire Academy with be April 3rd, 2024, and encouraged residents to attend. Fire Chief Mario Partida gave an overview of the department and the response to calls for 2023. Walter Gant Neighborhood Services Director is a new department for Missouri City and the following is included in the department, Code Enforcement, Animal Services, Health Inspections and Solid Waste (GFL) Contract. Walter stated the 311 service should be in place in April 2024. Shashi Kumar, P.E. Director of Public Works, reviewed the Bond projects for Missouri City. Daniele Stewart, Assistant Director Parks and Recreation reviewed the proposed improvements for the Missouri City Parks and Recreation. Kent reported in 2023 the Fund installed three (3) Flock Cameras. Kent Butler announced the 2023 events and why it is important to have a HOA. The Fund hosted a National Night Out kickoff party with Carey's frozen treats, MCPD Thanksgiving stuff the squad car our residents stuffed the car twice in 2023 and we collected 1,800 lbs. at the paper shredding event. Kent also stated that we have 6 newsletters that are mailed out to each residence and at no cost to the HOA through the ads that are sold for the magazine. Kent emphasizes the importance of getting approval for all exterior improvements before you start them, in 2023 there were 574 Architectural Applications approved, and Seventy-

nine (79) were denied. Kent gave a breakdown of the violation letters that have been mailed in 2023 Courtesy Notice 3530, Reminder Notices 702, Final Notice (certified) letters 288 and Final Demand 41 letter. Kent also stated that there will be four (4) different elections at the Quail Valley Fund Office and gave the dates for each this year and encouraged everyone to get out and vote. Jennifer Obi gave the Real Estate report stating that in 2023, 107 homes sold in Quail Valley, the asking price was \$94 to \$212 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 2023.

ELECTION OF DIRECTORS

There were two (2) positions on the Board up for election in the 2024 elections. Three applicants submitted their names in response to the solicitation of candidates. There were 336 mail in ballots and 15 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 Kent Butler (incumbent) 300 votes, Tyson Stittleburg 290 votes, and Steve Rubin 112 Votes. Kent Butler and Tyson Stittleburg 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, 2023. Quail Valley Fund is 95.6% collected on the 2023 assessments. Kent reviewed the 2024 budgets and February 28, 2024, cash flow report is \$1,542,149.08 operating account \$710,918.35 reserve account, due from The Cottages \$10,762.75 with a total of \$2,263,830.18. The Cottages cash flow report operating account \$12,192.95 reserve account \$10.40 due to Quail Valley Fund \$10,762.75 with a total \$1,440.60. The Patio Homes cash flow operating account \$17,282.94 reserve account \$6.29 with a total \$17,289.23. Kent asked if there were any questions or concerns about the financials, no questions were asked.

Approval of Minutes

In accordance with the Quail Valley Fund Bylaws, the board will deem the March 13, 2023, Annual Meeting minutes approved, as there were no objections or changes received from the owners.

The Board will consider and vote on turning owners with a delinquency on their assessment account over \$1,000.00 to the attorney to collect the amount due through a lawsuit 142035 and 304015. The Board will consider and vote on owners with a delinquency on their assessment account to collect the amount due through lawsuit and foreclosure, if necessary (None). The Board will consider and vote on turning owners with a deed restriction violation(s) on their property over to the attorney to pursue through lawsuit if necessary 114005 dead shrubs, 114015 fence, 122013 windows, 113051 vegetation, 103005 tree stump, 133052 fence, 140008 fence, 148013 paint, 127003 trailer, 202091 fence, 207006 driveway, 102078 fence, 110027 palm tree, the motion was seconded, voted on, and approved.

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 8:50PM.

Next Annual Meeting will be Monday March 10, 2025, at 7:30 p.m.

Respectfully Submitted,

Kerry Holmes,
Community Manager

Approved,

Board Member

2025 Board Candidates

Allen Owen

Allen and his wife Jane have lived in QV for 26 years and Missouri City for 49 years. Allen has attended 12 board meetings in the past year. Allen is the current Secretary for Quail Valley Fund. Allen is the former Mayor, Council Member, Planning -Zoning Commissioner of Missouri City. Allen has been an elected community official for 32 years.

Barbara Thompson

Barbara has lived in Quail Valley for approximately 40 years and has attended 12 board meetings in the past year. Barbara is currently the Treasurer on the QV Board and has been a board member for 6 years. Barbara as a Master Gardener plans to enhance the beautification of Quail Valley Fund as she has done on Glenn Lakes, Hampton and El Dorado.

Steve Rubin

Steve has lived in Quail Valley Fund for 25 years and attended 12 board meetings in the past year. Steve was active in the Quail Valley Country Club and President of the MGA in 2008. Steve is currently Trustee of the Board of Trustees. Steve's background in design can definitely offer and be beneficial in helping to make Quail Valley a great neighborhood to live in.

Ramond Howard

Ramond has lived in Quail Valley Fund for 40 years and attended 2 board meetings in the past year. Ramond is a retired attorney. Raymond has a sincere desire to work towards a better quality of life in Quail Valley. Ramond's long-term experience in Quail Valley provides him with the background to perform competently as a Trustee.

**OFFICIAL ABSENTEE BALLOT FOR
2025 ANNUAL MEETING OF MEMBERS OF
QUAIL VALLEY FUND, INC. – MARCH 10, 2025**

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 2025 Election of Trustees and 2025 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 Friday, February 28, 2025, 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 three (3) persons to serve on the Board of Trustees of Quail Valley Fund, Inc. for a term of three (3) years each. Please make your selection for not more than three (3) candidates below. **If you select more than three (3) candidates, your vote will not be counted.**

- | | |
|---|--|
| <input type="checkbox"/> Allen Owen (Incumbent) | <input type="checkbox"/> Ramond Howard |
| <input type="checkbox"/> Barbara Thompson (Incumbent) | <input type="checkbox"/> |
| <input type="checkbox"/> Steve Rubin (Incumbent) | <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 28, 2025 in order for your vote to be counted.**