6 Creeks Master Community
Annual Meeting Minutes, April 24, 2025

- Location: Virtual Meeting via GoToMeeting
- Attendees: Tim Sawtelle, Board Member, Denise Gehrmann Jimenez, KiTH Management Services and approximately 58 owner members

1. Homeowners Association Governance, Board Transition, and Community Management

Meeting Call to Order and Attendance
The meeting was called to order at 6:04 p.m. Meeting notices were sent out, and a quorum was established by the presence of the declarant/board member. 90 people RSVP'd, and 58 were present.

- **Board Member Introduction**
  Board members introduced: Jay Hanna (President), Tim Sawtelle (Vice President), Leanna Einhaus (Secretary/Treasurer). Tim Sawtelle confirmed his presence and will provide a development report later.

- **Board Transition Process**
  Residents frequently ask about the board transition. In Texas, transition occurs when 75 percent of units (not builder-owned) are sold. For this community, with 2,100 homes, transition is triggered at 1,575 homes sold to non-builders. At that point, one-third of board positions must transition via a member election.

- **Quorum Requirements**
  The Quorum requirement is 10 percent of the total number in attendance. The declarant present gets three votes for every residential vote, enabling quorum. Currently, there are 1,305 lots sold: 958 residential owners and 347 builder owners.

- **Review and Approval of Previous Meeting Minutes**
  The minutes of the 2024 Annual Meeting were approved. The approved minutes and Q&A will be posted on the website.

- **Development Update**
  Tim Sawtelle will provide a development update, covering section statuses and addressing some questions from residents.

- **Homeowners Association Structure and Purpose**

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The HOA is set up by the declarant (developer) as a nonprofit corporation, establishing governing documents and rules. The HOA ensures property value consistency and manages community infrastructure and amenities.

- **Board of Directors' Role**
  The board, appointed by the declarant, plans for the association's future, approves budgets and contracts, sets assessment rates, and creates policies. These powers remain the same after transition to homeowner control.

- **Management Company's Role**
  The management company acts as a liaison, handling day-to-day operations, accounts, budgets, and vendor bids. The board retains decision-making authority.

- **Assessment Usage**
  Brief mention that assessments fund community operations and amenities.

2.Community Association Operations, Financials, Development Update, and Resident Engagement

- **Common Area Maintenance and Association Responsibilities**
  The association is responsible for maintaining all common areas, including landscaping, irrigation, electricity, water, pool, lighting, and park repairs. Assessments also cover insurance and property taxes for improved or landscaped land.

- **Year-End Financial Summary and Financial Health**
  At year-end, the association had over a million in cash on hand, marking a significant improvement from previous deficits. The goal is to maintain self-sufficiency and ensure funds are available for repairs and ongoing maintenance.

- **Reserve Study and Future Financial Planning**
  With a second amenity area coming online, a reserve study will be conducted to determine future funding needs once construction is complete. Funds will be set aside in a reserve account for asset maintenance.

- **2025 Annual Budget and Assessment Income**
  The projected assessment income for 2025 is 1.18 million dollars, accounting for current and new lots. Expenses will increase as more lots are added. Detailed budget information is available on the website.

- **Community Website and Communication**
  A community website and app provide access to financials, forms, and a reporting section for issues. Efforts are being made to ensure all residents are aware of these resources.

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- **Architectural Modification Process**
  A dedicated website section provides guidelines, examples, and checklists for submitting architectural modifications. Submissions must be in PDF format.

- **2024 Violations Summary**
  There were 339 violations in 2024, with 60% related to garbage/recycling bins and the next most common being lawn maintenance. Errors can occur, and residents are encouraged to contact the office if they believe a notice was issued in error.

- **Violation Reporting and Enforcement Process**
  Violations are identified by inspectors or reported via email/website. The process follows Texas Property Code: courtesy notice, second notice, certified letter, then possible fines or self-help remedies. Reporter anonymity is protected unless a formal request is made via certified mail.

- **Pool Area Cleanliness and Monitoring**
  Issues with debris and broken equipment at the pool have led to the hiring of pool monitors. Monitors will be present every weekend from Memorial Day to Labor Day to enforce rules, including guest limits and supervision of children under 14.

- **Development Update (Tim Sawtelle): Lot and Amenity Center Progress**
  The last group of 45-foot garden home lots (section 11) is complete. Sections 15, 16, and 17 are scheduled for delivery in August, September, and October 2025. Section 15 will host new model homes. The second amenity center is awaiting an address for permitting, expected in September 2025, with commencement of construction to follow.

- **Second Amenity Center Features and Construction Timeline**
  The new amenity center will include a pickleball court, half basketball court, playground, small amenity center, and a pool. All plants will be drought-tolerant. Bidding for construction is expected to begin in October-November 2025, with work starting as soon as permits are obtained.

- **Future Development Phases**
  Sections 18 and 19 are expected to start in 12 months, with sections 20, 21, 22, and 18B remaining. The eastern side will have fewer trees due to site conditions.

- **Second Dog Park Location and Timeline**
  The location of the second dog park will depend on site trees, likely on the east side near the pool. The walkway installation is planned within two weeks, after which the park will open.

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- **Relocation of Tree on Old Stage Coach Road**
  The city of Kyle is relocating a significant tree at its own expense, with no cost or incentives for the HOA. The tree will be placed in the right-of-way along Old Stage Coach Road, outside the iron fence, and maintained by the city under a long-term contract.

- **Community Questions and Answers**

Insert Q & A

The meeting adjourned at 7:08pm

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6 Creeks – Annual Meeting questions April 2025

When is the Dog Park going to be utilized or can it be taken down? The developer had the project on hold. After the walkway is installed, it will be open.

How is the tree on Old Stagecoach Rd being moved into 6creeks without any agreement from 6creeks residents when we don't even vote for the Kyle City Council? Were any incentives received in this negotiation, i.e. cheaper water rates? The city has hired the best tree person in the state to relocate the tree at no cost to the HOA and no incentives were provided. The tree will be moved to the ROW along Old Stage Coach Rd. in front of the dry pond outside the iron fence.

The pool gets very disgusting over the weekend. Will it be cleaned over the weekend? The pool is cleaned 3 times per week on Monday, Wednesday and Friday. The chemicals are on an automated system and tested daily.

Why is the gate by the pool closed when you still have active construction going on? This is a nightmare for residents when you have construction vehicles blocking the road. The parking lot is not intended to be a cut through, and it is hazardous to pedestrians in the parking lot.

When and where will the second pool be in Six Creeks? The second pool will be in the new section on the other side of 6 Creeks Blvd.

Will 6 Creeks Blvd run through to the Water Ridge development and be used as a pass through? Yes.

Why are the Annual Board of Directors meetings of the association held virtually? HOA board meetings are often held virtually for a few practical reasons: Convenience: Virtual meetings make it easier for board members and homeowners to attend, especially if they have busy schedules, travel, or don't live in the community full-time. Increased Participation: More homeowners may be willing or able to join virtually than if they had to physically go somewhere—so it helps boost transparency and engagement. Cost Savings: No need to rent a meeting space or provide refreshments, which saves the HOA money.

Restrictions on backyard string lights - reminder to all, including backyard string lights on several homes next to the pond. This can have a negative impact on our natural spaces and wildlife which needs to be considered. The Board is currently reviewing a policy for market lighting. Once it is adopted the policy will be posted on the website and enforcement will begin.

More trash cans around trails or trailheads. Can this be accomplished? There are no plans to install trash cans on the trails.

Can we turn the dog park into a community garden? No, it will remain a dog park.

Any plans to power wash the stone walls on 6 creeks Blvd. from entrance to the round about? No, the stone will naturally weather as intended.

Due to the overwhelming number of thefts of property during the Halloween and Christmas seasons, vehicle theft and mailbox theft many residents (as voiced on our community page) would like to inquire about the cost of a variety of solutions which include: Cameras placed at the mailboxes, Installing flock cameras at all entrances to the community, Becoming a gated community with remote access to enter. The community cannot be gated without city/county

approval. The board will review pricing for cameras at each entry & exit, but owners are encouraged to report suspicious activity to the authorities.

Round about towards willow creek. Can we add arrows inside the roundabout? The outside driver goes the wrong way almost causing accidents. The round about is owned by the county and a request of this nature must be presented to them.

What are they building at the end of six creeks Blvd? Used to be a dead end. Toll Brothers is building a new community that is not affiliated with 6 Creeks.

Are we able to landscape without Hoa approval? Like planting trees in front yard. No, all modifications need to be submitted.

Can anything be done about the motocross motorcycles riding in the Greenbelt? The trail system is open with no barriers and there is no realistic way to stop this type of activity. We have spoken to the trail contractor about deterrents that we may be able to use but nothing will stop this type of activity.

Will the lawn on the sidewalk of 6 Creeks Blvd be fixed? Yes, the common area that was damaged by hog will be seeded.

Is there any additional play area for kids planned in 6 creeks? Yes, there will be another playground on the other side of the community.

Is our dues going toward the watering of the tree relocated off the roadway? No, that expense is being absorbed by the City of Kyle.

Did the survey ever get completed on the pond that was discussed? Yes a fish survey was completed.

Can we have the option for yard waste garbage cans? This would impact the cost for all residents in the community. It is an all or nothing service therefore the current owners would need to support this additional service and const increase. The HOA will send another survey to gauge interest and provide it to the Board for consideration.

Yard Maintenance - who is in charge of monitoring this? The HOA monitors and cites properties that are in violation.

As the Annual Meeting is virtual, will it be recorded and made available on the 6 Creeks HOA Portal for those who are unable to attend? Yes.

What is the definition of the “Development Period” and what constitutes completion of the “Development Period”? Development Period" means the period of time beginning on the date when this Covenant has been Recorded, and ending fifty (50) years thereafter, unless earlier terminated by a Recorded instrument executed by the Declarant. The Development Period is the period of time in which Declarant reserves the right to facilitate the development, construction, and marketing of the Property and the Development, and the right to direct the size, shape and composition of the Property and the Development. The Development Period is for a term of years and does not require that Declarant own any portion of the Property or the Development.

The Governing Documents provide for Neighborhood Delegates; what determines when Neighbor Delegates will be appointed? Is there an anticipated time frame for the appointment of Neighborhood Delegates? If not, Why? The neighborhood delegate program can be adopted by the Board. There are no plans to adopt this until the community is established further.

Where can past minutes of Annual Meetings and Board of Director Meetings be found? They are posted on your community website.

Will the minutes of this Annual meeting be posted in the 6 Creeks HOA Portal? The minutes, presentation & questions are posted on the community website.

Are 6 Creeks Board of Directors Meetings subject to the Texas Open Meeting Act? The Texas Open Meetings Act (TOMA) itself does not apply to HOA board meetings because homeowners associations are private entities, not governmental bodies. So technically, HOA boards aren't required to follow TOMA. However, Texas has a separate set of laws that govern HOA meetings under the Texas Property Code, specifically Chapter 209 (for property owners' associations in residential subdivisions).

Open Meetings Rule: Most board meetings must be open to all members. Members must be given notice at least 72 hours in advance, stating the date, hour, place, and agenda.

Virtual Meetings: Virtual meetings are allowed, but they must still comply with the notice and open access rules. Homeowners must be given a way to attend electronically (e.g., Zoom link).

Closed (Executive) Sessions: The board can meet in private for limited topics, like: Legal matters, Delinquent payments, Enforcement actions, Contract negotiations, Personnel issues,

If residents of 6 Creeks want to propose revisions or clarifications to the HOA Governing Documents; or have suggestions for policy adaptations allowing for personalization of resident's homes that are general in nature and desired by the majority of residents, would the Board of Directors be willing to meet with representatives of 6 Creeks to discuss such suggestions? Yes, you may present your request to the community manager to coordinate a meeting.

Clarification of placement of Trash Cans and lawn care. Recycling/trash bins must be stored in enclosed structures or screened from view on non-service days. Owners of each Lot shall jointly and severally have the duty and responsibility, at their sole cost and expense, to keep their Lot and all Improvements thereon in good condition and repair and in a well-maintained, safe, clean and attractive condition at all times. Lawn mowing and edging. (iii) Tree and shrub pruning, (iv) Replacement of dead trees, (v) Watering, (vi) Keeping exterior lighting and mechanical facilities in working order, (vii) Keeping lawn and garden areas alive, free of weeds, and attractive, (viii) Keeping planting beds free of turf grass, (ix) Keeping sidewalks and driveways in good repair, (xi) Repainting of Improvements. (xii) Repair of exterior damage, and wear and tear to Improvements

Clarification of motorcycles on trails and off road. Motorized vehicles are not permitted on the trail system.

Would you please re-consider gate at amenity center, obstruction for handicapped access and fire truck, ambulance access. The plan for this gate to be installed was approved by the city and county. Emergency service access is via the parking lot entry on Cold River Run.

How is it okay that some homes and even many of the model homes can have rocks/Basalt instead of mulch? Why can't we as homeowners as long as those exterior areas where the modifications are made with good taste and have a good appearance? Natural stone is permitted for use per the recorded documents. The model home owners have been contacted about the use of white rocks.

Is there a plan for the trails to loop around? It would be nice to see what is coming. Any plans to add granite to the rocky areas for the trail joggers? No granite will be added to the natural trails.

When will the 2nd Amenity site begin construction? Anticipated Completion? Construction should begin in 12-18 months

Is there a roundabout slated for the Old Stagecoach/Six Creeks Blvd intersection at the entry to the community? That portion of the street is owned by the City of Kyle and any requests to modify should be submitted to them directly.

It seems that there are very little pool etiquette and people do not follow the current rules. Is there any thought to having pool monitors or lifeguards in the future? The Board will consider hiring monitors during holidays and heavy use periods in the summer.

I would like to request that the portal provide instructions as to specifically what items (photos, site plan, etc) a resident is required to submit to the HOA for review/approval of landscaping modifications. There is a detailed page dedicated to architectural submittals (must be logged in) on the community website. It includes several examples of plans to assist owners in the process.

Ambiguous notice of violations. Why aren't they specific? We weed and have lawn cut weekly but still receive notices. Specificity is needed if issues need to be addressed. The notices provide detail in the comment section EX: "Please remove the weeds in your plant beds and tree rings"

Sidewalk cracks/crumbles all throughout the community-is this going to be addressed and fixed? Each Owner of a Lot must build or cause to be built on such Owner's Lot, in a location designated by the 6 Creeks Reviewer, a concrete sidewalk complying with the specifications set forth in the applicable plat and the Covenant in conjunction with and at the time of construction of the residence constructed on such Lot.

Dog barking - we understand this is animal control, but it is absolutely unacceptable that residents keep their dogs barking in their backyard all day & night. HOA should at least send notices out for neighbor courtesy. The HOA will send an initial notice however we cannot attest to the barking so it is up to the complainant to advise if it continues, and it should also be reported by others in the same vicinity in order to be escalated.

Joy riding in the community on the main streets on motorcycles-is this allowed? The streets are public, and street legal vehicles are permitted.

The board needs to address the number of renters allowed in the community on the same street. Please consider implementing only a finite number of properties to be rented. There is no long term rental policy planned in 6 Creeks.

How many vehicles are allowed per household? If a household parks four vehicles in the driveway, but the sidewalk is partially or completely blocking pedestrian traffic on the sidewalks, should this not be considered a violation? Furthermore: how many vehicles are allowed to be parked on the street? Should the HOA board consider issuing a finite number of street permits per household? There is no street parking rule for passenger vehicles in 6 Creeks. The streets are public and if a

vehicle is impeding a sidewalk or parked illegally it must be enforced by the local authorities. The HOA restrictions do not permit RV's, trailers, etc. unless they are in the garage.