



3363 University Drive East, Suite 215
Bryan, TX 77802
979-764-2500

BOARD of DIRECTOR'S MEETING AGENDA
Saturday, May 31, 2025 @ 6:30 PM
DUCK HAVEN PARK PAVILION

1. **Call to Order – President**
2. **Roll Call/Establishment of Quorum (2/3)**
3. **Review / Approve Previous Meeting Minutes**
4. **Financial Report - Treasurer**
 - 2025 1st Quarter Financial Report
5. **Management Report – Beal Properties**
 - Delinquency
 - Violations
 - Property/Project Update
6. **Committee Reports**
 - Architectural Control Committee
7. **Unfinished Business**
8. **New Business**
 - Election of Officers
9. **Adjourn**

*Under Chapter 209 of the Texas Property Code, all meetings of a Subdivision Association's Board of Directors must be open to Lot Owners, subject to the right of the Board of Directors to adjourn the Board Meeting and reconvene in closed Executive Session to consider actions requiring confidential matters, contract negotiations, litigation, delinquencies, enforcement, etc.

Please note that the Board Meetings are meetings of the Board of Directors, not the members of the Homeowner's Association. While Homeowners are generally allowed to attend Board Meetings (Except while in Executive Session), they are not entitled to participate in the Board Meeting and will only be allowed to do so if recognized by the presiding officer during the course of the meeting. This does not apply to those who are appealing a violation under Chapter 209 of Texas Property Code. Those who request a hearing under Chapter 209 within the time frame allowed, will be automatically granted time during the meeting.