ANNUAL ELECTION 2026

Lake Deerwood Property Owners Association

Annual Election Meeting – October 10, 2026 @ 10am

The Lake Deerwood Property Owner's Association held its annual election meeting on October 10, 2026. The ballots were counted and the results are as follows:

Total Members:	575
Members in good standing:	248
Total Votes Received/Counted:	40

Results

- Calvin Baker 35 votes
- Albert True 31 votes
- Jason Brown 8 votes
- James Scott 4 votes

A board meeting was conducted immediately following the member meeting. It was agreed that Jason Brown would step into Tim Lindsays' position for a year as he decided to step down. It was determined that Calvin Baker would remain president.

Current Board Members:
Brooke Ivie
David Smith
Jason Brown
Albert True
Calvin Baker

Certification

The vote was conducted in accordance with the Association's Bylaws. Quorum was established through the participation of Members in Good Standing entitled to vote. The above results represent the final certified vote count for the October 10, 2026 Annual Election Meeting

LAKE DEERWOOD PROPERTY OWNERS ASSOCIATION

ANNUAL MEMBERS MEETING AGENDA

October 10, 2026 **Location:** 600 Deerwood Dr. **Time:** 10:00 am

1. Call Meeting to Order
2. Roll Call, Certification of Proxies, Absentee/Electronic Ballots, and Verification of Quorum
3. Proof of Notice of Meeting
4. Approval of Previous Membership Meeting Minutes
5. President's Executive Report
    a. State of the Association
    b. 2026 Accomplishments
    c. Common Areas & Facilities
    d. Legal and Governance Update
    e. 2027 Priorities
6. Financial Report
7. Election of Directors
    a. Introduction of Candidates
    b. Election of Two Directors
    c. Ballot Count and Certification
8. Unfinished Business
9. New Business
10. Announcement of Election Results
11. Adjournment

Presiding Officer: Calvin Baker **Secretary:** Harold Paden

Quorum Verified: □ Yes □ No **Election Results Certified:** □ Yes □ No

Lake Deerwood Property Owners Association

Executive Report Annual Membership Meeting • October 10, 2026

Fellow Members,

Since our June membership update, the Association has continued focusing on lake management, community improvements, operational efficiency, and long-term planning for the benefit of all property owners.

Lake Management and Texas A&M Partnership

One of the most significant developments this year has been the Association's partnership with Texas A&M AgriLife. Following an onsite evaluation, Texas A&M confirmed that Lake Deerwood's water quality remains good and supported the improvement efforts already underway. Texas A&M also completed an electrofishing survey to assess the lake's fish population. Preliminary findings identified four spotted gar and several small bass and indicated that bluegill populations may be lower than desired. A detailed report is expected soon and will help guide future fishery and habitat improvement decisions.

Community Improvements

During 2026, the Association completed fencing improvements at the basketball court and continued maintaining common areas and community facilities to improve safety, appearance, and enjoyment of Association amenities for residents and guests.

The Labor Day Weekend Movie in the Park event was well attended and provided an enjoyable evening of fellowship, refreshments, and outdoor entertainment. The event reflected the strong community spirit of Lake Deerwood.

Website Modernization Project

The Association has begun planning for a new Lake Deerwood website to improve communication, transparency, and member services. The proposed platform may include a secure member portal for account balances, online dues payments, invoices, payment history, Association documents, and member-only information.

Additional features under review include online forms, meeting notices, agendas, minutes, financial reports, governing documents, a community photo gallery, and possible integration with QuickBooks and Association records to streamline administration.

Association Operations

Throughout 2026, the Association continued improving administrative procedures, records management, financial reporting, member communication, and compliance with state requirements.

Legal Matters

During 2026, the Association was required to respond to litigation in Harrison County Court, resulting in $5,875 in legal expenses and a significant commitment of volunteer time and effort. The Association produced seven years of financial records and supporting documentation for court review. Following that review, the case was dismissed with no adverse findings against the Association. The legal costs and volunteer hours required to defend the matter reduced resources available for community improvement and development projects during the year.

Public Safety and Community Support

For over a year, the Association has worked with the local fire department, county officials, the City of Harleton, and community supporters to help restore fire protection services for the Lake Deerwood area. We are pleased to report that the fire department once again has a fire truck in service and that the community fire station is ready to operate and respond to emergencies.

This strengthens emergency response capabilities for Lake Deerwood and surrounding residents. The Association appreciates the firefighters, volunteers, county officials, and community members whose efforts made this possible.

Several Lake Deerwood residents currently serve as volunteer firefighters, and additional volunteers are always needed. Interested members may contact the Association for information about training and volunteer opportunities.

Looking Ahead

As we move into 2027, priorities include implementing Texas A&M recommendations, continuing lake improvement projects, advancing the new website, maintaining community facilities, and exercising responsible financial stewardship.

On behalf of the Board of Directors, thank you to all members who volunteer their time, support community projects, and contribute to making Lake Deerwood a great place to live.

Respectfully submitted,

Calvin Baker, President
Lake Deerwood Property Owners Association

LAKE DEERWOOD PROPERTY OWNERS ASSOCIATION

Quarterly Financial Report | July 1 - September 30, 2026

Presented at the Annual Members Meeting | October 10, 2026

Beginning Balance	Net Change	Ending Balance
$7,929.12	+$23,237.81	$31,166.93

Quarter Summary

Month	Beginning	Deposits / Credits	Expenses / Debits	Ending
July	$7,929.12	$434.06	$1,945.81	$6,417.37
August	$6,417.37	$353.96	$5,411.79	$1,359.54
September	$1,359.54	$32,839.74	$3,032.35	$31,166.93
Quarter Total		**$33,627.76**	**$10,389.95**	

Quarter activity reconciles as follows: $7,929.12 beginning balance + $33,627.76 total credits - $10,389.95 total debits = $31,166.93 ending balance.

Income Overview

Income Classification	Amount
Regular and Square deposits	$5,690.88
Tanos Oil special deposit	$27,936.75
Interest earned	$1.13
Total credits	**$33,627.76**

Important note: The $27,936.75 Tanos Oil deposit is shown separately because it is special, nonrecurring income and should not be treated as normal operating revenue when planning the annual budget.

Expense Overview

Total bank debits for the quarter were $10,389.95. Major activity included checks and withdrawals, federal tax payment, bookkeeping/accounting payments, management and grounds-related payments, postage and office costs, and normal water, electric, telephone, and administrative expenses.

Financial Position and Notes

- Cash increased by $23,237.81 during the quarter, primarily because of the special Tanos Oil deposit.

- The September 30, 2026 bank balance was $31,166.93.
- No overdraft fees or returned-item fees were reported during July, August, or September.
- This report is a cash-basis summary prepared from the three monthly bank statements. It does not include unpaid bills, outstanding checks, receivables, or transactions outside the bank statements.

Prepared for member information and presentation at the October 10, 2026 Annual Members Meeting.