

SPRINGBROOK GLEN HOMEOWNERS ASSOCIATION, INC.

2008 Annual Meeting of Members

December 4, 2008

7:00 p.m.

Pflugerville Justice Center

MINUTES

The undersigned, Assistant Secretary of the Springbrook Glen Homeowners Association, Inc., (the "Association") hereby certifies that at 7:00 p.m., December 4, 2008, the 2008 Annual Meeting of the Members was held at Pflugerville Justice Center, located at 1611 E. Pfennig Lane, Pflugerville, Texas.

Call to Order and Establish Quorum

The President of the Association, Mary Esther Garza, called the Annual Meeting of the Members to order at 7:10 p.m. The required number of members present for quorum was not met. In accordance with the Bylaws of the Association, the meeting was adjourned at 7:12, and notice was provided that the meeting would reconvene at 7:17 p.m.

The meeting was called to order at 7:17 p.m. by the president. The required number of members present for quorum was not met. The meeting was adjourned at 7:22, and notice was provided that the meeting would reconvene at 7:27 p.m.

The meeting was called to order at 7:27 p.m. by the president. The required number of members present for quorum was not met. The meeting was adjourned at 7:29 p.m., and notice was provided that the meeting would reconvene at 7:34 p.m.

Having 12 votes represented at the meeting, by presence and proxy, the president declared quorum and called the meeting to order at 7:34 p.m.

Annual Meeting Minutes

Toby Hatton moved to dispense with the reading of the 2007 Annual Meeting and accept them as written. The motion was seconded, and it passed unanimously.

Financial Report

The 2009 Budget was reviewed, and members were given the opportunity to ask questions. The financial report was presented by Jeff Surber. The Association's monthly expenses, bank account balances and year-to-date financials were reported.

Election of Directors

Mary Esther Garza was nominated for one of the two open positions on the Board of Directors prior to the annual meeting. The following member was nominated from the floor: Selina Villarreal.

Mary Esther called for additional nominations from the floor. There being none, she declared that nominations were closed. It was announced that the vote by secret ballot would commence. Members were asked if everyone had finished voting. There being no objection, the polls were declared closed, and the ballots were counted.

After the votes were tallied, the election results were announced. Mary Esther Garza and Selina Villarreal were elected.

Mary Esther Garza announced that the Board of Directors would meet immediately following the annual meeting to elect its officers for 2009.

Unfinished Business

There was no unfinished business.

New Business

There was no new business.

Open Forum

The floor was opened for Members to ask questions and make comments. Topics discussed related to architectural committee approval for improvements, association's website and committee opportunities.

Adjourn

There being no further business and no objection, the meeting was adjourned at 7:49 p.m.

MINUTES DATED DECEMBER 4, 2008

Socorro Valdez, Association Secretary