

THE GREENS AT EL CONQUISTADOR HOMEOWNER'S ASSOCIATION

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

October 20, 2026

As properly noticed, the Board of Directors of The Greens Homeowner's Association held a meeting on Tuesday, October 20, 2026 @ 10:00AM at 4318 Mirabella Circle. Board members present were Gary Graham, Reuben Shaffer, Bob Smith via phone, Dave Smith, and Brad Spotts. Maureen Schoening, Property Manager, was not present. Reuben Shaffer acted as chairman of the meeting.

The Chairman announced that a quorum was present and the meeting was lawfully convened and ready to transact business.

Homeowner Comments

- Bill King expressed his position that Greens homeowners and their immediate families should be allowed to fish in our retention ponds.

Reading of the Minutes

- A motion was made by Reuben and duly seconded by Gary to suspend with the reading of the minutes from last Board meeting held on October 6, 2026. Motion passed unanimously.
- As a reminder, the Association website is: <https://thegreens-atelconquistador.weebly.com>

Treasurer's Report

- None
- Residents are reminded that all financial documents are available upon request.

Property Manager's Report

- None

ARC Report

- None.
- **All homeowners are reminded that you cannot make any changes to the exterior appearance of your property without submitting an Application For Change to the Architectural Review Committee for approval. This includes landscape changes, painting of your home, staining of your driveway, exterior lighting, cutting trees, etc.**

Grounds & Landscape Report

- None

Unfinished Business

- Much discussion was heard regarding whether or not Greens homeowners should be allowed to fish in our retention ponds. Four homeowners weighed in with their opinions. Two were in opposition to allowing fishing...two were in favor. After much discussion, the Board voted 4-1 to adopt a rule prohibiting fishing and other activities on our retention ponds. The rule is attached and will be posted on our website.

New Business

- None

Next meeting of the Board will be held on Tuesday, December 8, 2026 @ 10AM at 4363 Mirabella Circle.

There being no further business to come before the meeting, the same was duly adjourned

Bradley D. Spotts as Secretary

Common Property Usage

"Common Property," as defined in Section 4.1 of the Declaration, includes the undeveloped wooded areas behind the houses on Los Verdes Court and Mirabella Circle (the "Conservation Easement" as identified in our governing documents), the three ponds comprising our stormwater retention facility, and any adjacent conservation, drainage, landscape, and pedestrian easements.

The Common Property shall not be used for hiking, camping, fishing, trapping, hunting, or any water-related recreational purpose, including but not limited to boating, hobby toy boating, kayaking, wading, swimming, snorkeling, diving, or the capture or feeding of fish or other wildlife, all of which are hereby specifically prohibited.