



**TWIN OAKS VILLAGE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING**

The Board of Directors of the Twin Oaks Village Community Association, Inc. hereby gives notice that it will hold a regular meeting on **Tuesday, February 24, 2026 at 6:00 p.m. at 8900 Westmoor Drive, Richmond, TX 77407;** to discuss and, if appropriate, act upon the following items. All are welcome to attend the open session.

- 6:00 p.m. Call Meeting to Order & Adopt Agenda
- 6:01 p.m. *Closed Executive Session (Closed to the Public)**
a. Hearing Before the Board – T0501031
- 6:16 p.m. **Open Session (Open to the Public)**
a. Open Forum Discussions (*Questions/Concerns from Public Addressed During this Time Only*)
- 6:25 p.m. Minutes, Meetings & Decisions
a. Ratify Any Decisions Between Meetings
b. Meeting Minutes
1. Board Meeting Minutes January 27, 2026
- 6:30 p.m. Management Report (**For Your Info**)
a. Preliminary Financial Reports
b. Collections Comparison
c. Deed Restriction Report *expanded summary emailed separately*
d. Architectural Review Reports *emailed separately*
- 6:40 p.m. Maintenance Reports
a. Maintenance Report
- 7:10 p.m. Committee Reports
a. ARC
b. Social
c. Yard of the Month
- 7:20 p.m. Unfinished Business
a. Any Other Unfinished Business
- 7:21 p.m. New Business
a. Start discussions on 2026 Annual Meeting (May)
b. Confirm date for next meeting
1. **Next Board Meeting 03/24/26**
c. Any Other New Business
- 7:25 p.m. *Closed Executive Session (Closed to the Public)**
a. Attorney Client Communications *emailed separately*
b. Attorney Decisions Needed
c. Collections Update
d. DR Recommendations for Last Chance Letters *full report emailed separately*
e. Homeowner Correspondence
f. Any Other Executive Matters
- 8:00 p.m. Adjourn executive session
- 8:01 p.m. Open Session Called to Order (Open to the Public)**
a. Announce any decisions made in executive session
- 8:02 p.m. Adjourn meeting

**The board may convene an Executive Session, as needed, to consider actions involving personnel, litigation, contract negotiations, enforcement actions, attorney communications, to conduct requested hearings or other confidential information as allowed under Texas Property Code section 209.005*