

McCreary Estates

Homeowners Association, Inc.

DATE: 04/08/2025

TO: McCreary Estates owners,

RE: 2025 Annual Meeting of the Homeowners

In accordance with Article III, Section 3.05 of The McCreary Estates Homeowners Association, Inc. Bylaws, the Annual Meeting of Members is scheduled for **May 8, 2025, at 6:30 p.m. to be held at Gateway Church, 2201 Country Club Rd., Wylie, Texas 75098.**

*The Annual Meeting Notice will be also mailed through USPS.

Representatives from the Board of Directors and SBB Management Company will be present to facilitate the meeting.

In accordance with the First Amendment to the Bylaws of McCreary Estate Homeowners Association, Inc., the Board of Directors shall be comprised of no more than seven (7) members. **There are currently three (3) confirmed positions available for the 2025-2026 Board of Directors.** Each Director will serve a two (2) year term. If you are interested in running for a position on the Board, please complete the enclosed **CANDIDACY FORM** and return it to SBB Management Company. Floor nominations will also be taken at the meeting.

Also enclosed is a **PROXY**, which is a written instrument and when signed by the member, assigns such member's voting rights to the individual named in the proxy. The Bylaws state that in order to hold a meeting and conduct business of the Association, there must be a quorum present. A quorum is a minimum number of members present at the meeting. The required quorum to attend this meeting and allow for the election of directors must be a majority of the members or at least **10% or 31 homes. If the quorum for the annual meeting is not met, the Association must recall the meeting until the quorum is established.** In recalling the meeting, the Association incurs more costs in printing, postage, rental deposits, rental fees, etc.

Please take a moment to sign and return the enclosed PROXY, even if you plan to attend as unforeseen circumstances can occur. If you have turned in a proxy and you attend the meeting the proxy becomes null and void.

This year, we will pick 2 winners for Free assessment with a total value of \$300.00 per winner. Send in your Proxy before May 1st, you will be entered into a drawing to win A YEAR FREE OF HOA ASSESSMENTS (2026)! You will need to be at the meeting to win the Raffle. We look forward to seeing you there!

SBB Community Management on behalf of McCreary Estates Homeowners Association, Inc.

McCreary Estates Homeowners Association, Inc.

WELCOME

2025 ANNUAL MEETING

Thursday, May 8, 2025

6:30 pm

2024-2025 Board of Directors

1. Kenny Nickell – President*
2. Cindy McMinimy- Vice President
3. Jessica Fourrier – 2nd Vice President*
4. Mitchell Moore – Board Member at large
5. Carson McKeown– Secretary
6. Michael Kaminski: Treasurer
7. Open Board position

SBB Community Management, Inc. AAMC®

Eusty Hermida / Community Manager

Michelle Alvarez / CMCA®, AMS® Director of Community Management

12801 N. Central Expressway, Suite 1401
Dallas, Texas 75243
(972) 960-2800

McCreary Estates Homeowners Association, Inc.

2025 ANNUAL MEETING
Thursday, May 8, 2025
6:30 pm

AGENDA

- I. Call Meeting to Order
- II. Verify Notice of Meeting/ Establish Quorum
- III. Welcome and Introductions
 - A. Board of Directors
 - B. SBB Management Report
- IV. Approve Minutes of 2024 Annual Meeting
- V. Association Review
 - A. Report of Officers
 - B. Financials
- VI. Old Business
- VII. New Business
- VIII. Election of Directors
 - A. Three (3) Board positions- each serving Two (2) Year Terms.
- IX. Questions and Answers
- X. Adjournment