

# **Rio Brazos Property Owners Association**

## ***AGENDA - BOARD OF DIRECTORS MEETING***

**Date: May 16, 2026**

**Time: 9:00 a.m. – Semi Annual Board Meeting**

**Place: 101 E El Camino Real Weatherford, TX. 76087**

### **I. CALL TO ORDER/ROLL CALL**

Wade Heflin, Robert New, Terry Hammack, Vanessa Peters, Kyle Moreland, Nick Massey, Clint Baker

### **II. OPEN FORUM**

OWNER CONCERNS AND COMMENTS

NOTE: The Board can take no action on any item presented by Owners that is not on the agenda.

Limit five minutes per person

### **III. REVIEW AND ADOPT MINUTES**

- a. Board to review and adopt minutes  
Of last POA Meeting.

### **IV. FINANCIAL STATEMENTS / TREASURY REPORT**

- a. Financial Statement to be presented
- b. 2026 Budget discussion
  - i. Action: Approve budget

### **V. COMMITTEE UPDATES**

- a. MAINTENANCE COMMITTEE
  - i. Discuss any maintenance issues or notices that need to be sent
  - ii. Approve mowing and pool cleaning contracts
  
- b. ARCHITECTURAL COMMITTEE
  - i. ACC Committee to present any ACC applications

ii. Action: Review and approve or deny recommendations

c. AUDIT COMMITTEE

i. Vanessa to present audit committee update

ii. Approve new audit committee

iii. Action: Review and Approve Recommendations

**VI. OTHER BUSINESS**

a. Discussion regarding key distribution for 2026 season

b. Action: Review and Approve Recommendations

c. Discuss raising dues yearly 10%, now at \$62.00 up 9.68% puts it at 68.00

d. Action: Approve or deny increase.

**VII. ADJOURNMENT**