

Villas at Berry Springs HOA  
205 Paloma Dr  
Temple, TX 76502

Colby Property Management  
205 Paloma Dr  
Temple, TX 76502

#### NOTICE OF 2024 TRANSITION ELECTION MEETING

In accordance with the Bylaws governing the Villas at Berry Springs Condos, and at the direction of the Board of Directors, notice is hereby given this date, 12/6/2023, that the Transition Election Meeting of the Association will be held at the time and place specified herein:

Date: Wednesday, January 17, 2024

Time of Meeting: 6:00 pm

Place: Georgetown Parks and Recreation Admin Building  
1101 N College St.  
Georgetown, TX 78626

Important agenda items will be the election of Director(s), reports of officers and review of the previous year financials. **If quorum is not met at this meeting, the next meeting attempt will be held in 2025.**

Enclosed is a **proxy**. If you are unable to attend the meeting, please complete the proxy and return it by US mail, email to [Manager@ColbyHOA.com](mailto:Manager@ColbyHOA.com), or give your signed proxy to another resident.

Also enclosed is a nomination form. If you are interested in serving on the Board of Directors, please complete the nomination form and return it with your proxy. Nominations are due no later than 1/11/2024. Our office **WILL** confirm receipt of your nomination by sending you a confirmation of receipt via email; if you do not receive a confirmation of receipt, it is your obligation to contact our office!

If you have any questions regarding the meeting or proxy, please call or email our office at your convenience.

## Villas at Berry Springs Condos

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Transition Election Meeting  
Wednesday, January 17, 2024  
6:00 pm

### Agenda

- \* Call Meeting to Order / Certify Quorum
- \* Approval of Minutes of 2023 Annual Meeting
- \* Financial Report / Report of Officers
  - No questions are taken during reports
- \* Director Election (3 seats)
  - 1 seat with term through 2025
  - 1 seat with term through 2026
  - 1 seat with term through 2027
- \* New Business
  - Questions on topics not covered in existing HOA materials (see website)
- \* Announce Director Election Results
- \* Adjourn (no later than 7:00pm)

*Immediately following the Transition Election Meeting, the Board of Directors will hold a Called Meeting to elect Officers*

Villas at Berry Springs Condos

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Transition Election Meeting  
Wednesday, January 17, 2024

Meeting Proxy

I/We \_\_\_\_\_,  
being the owner(s) of \_\_\_\_\_  
(address), do hereby authorize and appoint \_\_\_\_\_ to be  
my/our proxy to represent me/us on the issues to be discussed at the Transition Election  
homeowners' meeting of VILLAS AT BERRY SPRINGS CONDOMINIUM COMMUNITY  
INC; to be held on Wednesday, January 17, 2024 at 6:00 pm at the Georgetown Parks and  
Recreation Admin Building, 1101 N College St., Georgetown, TX 78626; and to vote on  
my/our behalf on the issues submitted to vote at this meeting, or in the event a quorum shall  
fail to attend, at such time and place as the adjourned meeting shall be resumed. This proxy  
shall remain in full force and effect until such time as the meeting is held with quorum and  
then adjourned. **If proxy assignment is left blank, signed proxy is deemed to be assigned  
to the Board President.**

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

Please sign and return this meeting proxy at your earliest convenience to Villas at Berry Springs Condos, c/o Colby Property Management, 205 Paloma Dr, Temple, TX 76502. You may also send it by email to [Manager@ColbyHOA.com](mailto:Manager@ColbyHOA.com), or give your signed proxy to another resident to present at the meeting.

Villas at Berry Springs Condos

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Nomination Application for the Board of Directors Election  
Transition Election Meeting  
Wednesday, January 17, 2024

I, \_\_\_\_\_, submit my name for consideration for the Board of Directors of VILLAS AT BERRY SPRINGS CONDOMINIUM COMMUNITY INC.

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

Information Regarding Nominee:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please sign and return this form to Villas at Berry Springs Condos, c/o Colby Property Management, 205 Paloma Dr, Temple, TX 76502. You may also send it by email to [Manager@ColbyHOA.com](mailto:Manager@ColbyHOA.com). Deadline to submit is 1/11/2024