

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

Colby Property Management  
205 Paloma Dr  
Temple, TX 76502

#### NOTICE OF 2026 ANNUAL 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, 12/19/2025, that the Annual Meeting of the Association will be held at the time and place specified herein:

Date:	Tuesday, January 27, 2026
Time of Meeting:	6:00 pm
Place:	Georgetown Parks & 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 2027.**

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 1/21/2026. 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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Annual Meeting  
Tuesday, January 27, 2026  
6:00 pm

### Agenda

- \* Call Meeting to Order / Certify Quorum
- \* Approval of Minutes of 2024 Transition Meeting
- \* Financial Report / Report of Officers
  - No questions are taken during reports
- \* Director Election (2 seats)
  - 1 seat with term through 2028
  - 1 seat with term through 2029
- \* 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 Annual Meeting, the Board of Directors will hold a Called Meeting to elect Officers*

## Villas at Berry Springs Condos

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Annual Meeting  
Tuesday, January 27, 2026

### 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 Annual homeowners'  
meeting of VILLAS AT BERRY SPRINGS CONDOMINIUM COMMUNITY INC; to be  
held on Tuesday, January 27, 2026 at 6:00 pm at the Georgetown Parks & 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 Annual Meeting Tuesday, January 27, 2026

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:

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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 1/21/2026