

**Special Meeting, April 30 2014, Beau Tardy President:**

**Thank you all for coming tonight. As president of the Forest Cove Property Owners Association I wish to thank you for the trust you have placed in me since May of last year when I was elected president. I would like to thank my colleagues on the Board for working hard to help make Forest Cove a better place to live. We have tackled many problems but there are many more to address. I intend to face them head on with the help of the new Board members we will elect this coming May 22nd.**

**Our role on the POA Board is to, and I quote the articles of incorporation of the Forest Cove POA:**

**“...ENGAGE IN ALL ACTIVITIES NECESSARY, USEFUL, EXPEDIENT, THROUGH OPERATIVE MEASURES, TO PROMOTE AND FURTHER THE INTERESTS OF THE PROPERTY OWNERS OF FOREST COVE SUBDIVISION IN HARRIS COUNTY TEXAS, WITH PARTICULAR EMPHASIS BEING PLACED UPON THE BEAUTIFICATION OF SAID SUBDIVISION.”**

**Please note the phrase OPERATIVE MEASURES. With the help of the new Board members I will seek to enforce our deed restrictions and go after delinquent accounts through operative measures.**

**As president of Forest Cove Property Owners Association I have called this special meeting to nominate an Election Committee for the upcoming Board of Directors election on May 22, 2014.**

**The Election Committee will be tasked with hiring the impartial team that will be responsible for registering votes and counting the ballots.**

**The Election Committee will also be responsible for insuring that all rules and regulations pertaining to the Forest Cove bylaws and the state of Texas Property Code are fully respected and enforced.**

**Further, the Election Committee will announce the number of seats up for election and the known candidates. Any Forest Cove property owner is allowed to announce his or her candidacy at this meeting and will be added to the ballot upon confirmation of property ownership. If you wish to run for the Board of Directors, please announce your candidacy tonight when we open the floor.**

**It has been my pleasure to serve the Board as president since May 2013. We have been able to accomplish some things but I feel there is much more to accomplish. I encourage every property owner to vote at the upcoming election and look forward to working with the new Board.**

We are beholden to our bylaws and to the Texas Property Code and any relevant Federal statutes. The Texas Property Code supercedes any contradictory bylaws **BUT wherever no Code is specified our bylaws apply in full.**

Therefore the rules are as follows:

1/ Any member of the Forest Cove POA, that is any person or entity that owns property in Forest Cove is eligible to run for office on the Board of Directors.

2/ Any member of the Forest Cove POA is eligible to vote, regardless of whether they are in arrears in their dues or whether they are currently in a dispute with the POA.

3/ All ballots must be signed by the voter. Any unsigned ballot will be deemed invalid.

4/ Any voter can write-in a candidate as long as that candidate is a bona-fide Forest Cove member.

5/ ARTICLE 3, SECTION 2 of the Forest Cove bylaws states:

**“Any persons or entity who own or hold a valid contract to purchase a lot in Forest Cove, sections 1 through 7 or in Forest Cove Country Club Estates, section 1 through 4A, or in any future section of Forest Cove which is approved for the purpose of this section of these bylaws by the Board of Directors of this corporation, or who occupy a home therein provided by an employer, shall be eligible for one membership.”**

6/ ARTICLE 3, SECTION 3 states:

**“Each member (...) shall be entitled to ONE VOTE on each matter submitted to a vote of the members.”**

This means that any property owner is entitled to ONE VOTE only, regardless of however many properties they own in Forest Cove. It also means that if a property is owned jointly, by 2 or 3 or more persons, married or not, this group of people only get ONE VOTE. That is, a married couple jointly owning one or several houses in Forest Cove only gets ONE VOTE. Any vote not cast in accordance with these rules will be therefore judged invalid.

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Today’s meeting is a Special Meeting. Therefore any motion that comes up for a vote can be voted on by the entire assembly here present, provided you are a Forest Cove Property owner. (ARTICLE 4, SECTION 5)

**In the interest of impartiality, this Election Committee will not be composed of members who are currently running for office.**

**Therefore, I wish to nominated Wendy Aldridge, Brynn Sinhao, and Larry Middleton as Election Committee members with Larry Middleton presiding. All in favor say Ay- all against say No.**

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**Thank you. For those of you interested in running for this Board election, please announce your candidacy now. I open the floor to any further comments.**