

# Saddle Creek HOA, Inc.

903 S. Texas Ave  
College Station TX 77840  
979-764-2500

November 29, 2021

Dear Association Member:

Saddle Creek HOA, Inc. requests your attendance at the 2021 Annual Homeowner's Meeting, to be held on **Tuesday, December 14, 2021, at 7:00pm.** The meeting will take place at the Saddle Creek Pavilion, located at 17589 Saddle Creek Drive, College Station, TX 77845.

Today, each Member with a valid email address or cell number on file was sent a link for Election Buddy, to be able to cast their votes electronically.

*Please note that voting via electronic means (Election Buddy) constitutes casting a legal and binding Absentee Ballot. The names listed on the ballot are solely individuals that have applied to be considered for a nomination to the board at the annual meeting. In order to ensure the individuals you are voting for are in fact formally nominated, please attend the annual meeting in person. By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action or proposals from the floor, if a meeting is held. This means that if there are amendments to the candidate list or proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.*

*Forwarding your Election Buddy email, sharing your private voting code, or otherwise allowing another person to cast a vote in your stead constitutes assigning them your proxy and assigns them all rights and reservations granted by same. You may vote electronically via Election Buddy and later choose to attend any meeting in person, in which case any in-person vote will prevail.*

Owner packets, including all financial documents and the agenda for the meeting will be posted on Beal's website after the meeting. The packet will also be handed out to those who attend in person.

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## ON THE BALLOT

1. **New Board Election**—Each Member will be electing 5 Director's to fill seats on the Board of Directors. ***On your ballot, you will select five (5) Directors.*** The candidate with the highest number of votes will serve 3 years, the 2<sup>nd</sup> and 3<sup>rd</sup> will serve 2 years, and the 4<sup>th</sup> and 5<sup>th</sup> will serve 1 year. Thereafter, each vacancy created by an expired term, will be filled with a Director who will serve a 2 year term.

## IMPORTANT REMINDERS

- If you are not planning to attend in person, or voting via absentee ballot/Election Buddy, but would like someone to cast your vote in your absence, you **MUST** sign and date the attached PROXY and send it to the meeting with the designated person. **The person signing must be listed on the property deed. If a spouse is not listed on the deed, they WILL need a proxy to cast a vote.**
- If you are naming a current Director or Beal Properties as your Proxy, your form **MUST** be emailed, mailed or delivered in person to Beal Properties, 903 South Texas Avenue, College Station 77840. Mail must be postmarked by December 7th or form must be emailed or delivered by December 13<sup>th</sup>, 2021, end of business.
- If you are not able to attend but would like to vote, you can vote via Election Buddy, or you can complete the attached Absentee Ballot. Ballots must have each page completely filled out and signed. You can email, mail, or deliver in person to Beal Properties, 903 South Texas Avenue, College Station 77840. Mail must be postmarked by December 7th, 2021, or ballot must be emailed or delivered by December 13th, 2021 end of business.

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Saddle Creek HOA, Inc. requests your attendance at the 2021 Annual Homeowner's Meeting to be held Tuesday, December 14, 2021 at 7:00 pm at the Saddle Creek Pavilion, 17589 Saddle Creek Drive, College Station Texas 77845. If you wish to address the Membership about a specific topic, please submit your request in writing no later than 5:00pm on December 13th to [saddlecreek@bealbcs.com](mailto:saddlecreek@bealbcs.com)

## Saddle Creek HOA, Inc. 2021 Annual Meeting Agenda

1. Call Meeting to Order
2. Roll call of Board Members
3. Proof of notice of meeting or waiver of notice
4. Reading and Approval of Minutes
6. Election of Directors
5. Reports of Officers
  - President
  - Treasurer
  - Management
6. Reports of Committees
  - Architectural Control Team
  - Improvements Team
  - Events Team
  - Pool/Pavilion Team
  - Outreach Team
8. Unfinished Business
9. New Business

### 2022 Meeting Dates

January 18, 2022 – Board, April 19, 2022 – Board, July 19, 2022 – Board, October 18, 2022 – Board,  
December 13, 2022 – Annual/Board Election

10. Adjournment



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## 2021 ANNUAL MEETING ABSENTEE BALLOT – Page 1 of 1

If you are unable to attend the annual meeting, and wish to cast your vote via Absentee Ballot, please complete the ballot below and EMAIL or MAIL the completed form to:

**Email this form to [saddlecreek@bealbc.com](mailto:saddlecreek@bealbc.com) or Mail to 903 Texas Ave. S, College Station, TX 77840 (if mailed must be postmarked on or before December 7th, 2021)**

Please Print Clearly

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

Printed Name of Owner(s): \_\_\_\_\_

Signature of Owner: (Must be Signed to be Valid) \_\_\_\_\_

Dated this \_\_\_\_\_ Day of \_\_\_\_\_, 2021.

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### Election of Board of Directors (Staggered Term)

Information about the candidates can be found at [bealbc.com/hoa](http://bealbc.com/hoa).

Saddle Creek HOA Board of Directors Candidates – *Please vote for 5 Directors.*

Adriane Beer

Melissa Berquist

Dwayne Cordray

Chuck Gilman

Brenda Hiler

John Pappas

Paul Peddicord

Donnie Pockrus

Ed Young

\_\_\_\_\_  
Write-in Candidate

\_\_\_\_\_  
Write-in Candidate

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The names listed on this ballot are solely individuals that have applied to be considered for a nomination to the board at the annual meeting. In order to ensure the individuals you are voting for are in fact formally nominated, please attend the annual meeting in person. Additional individuals may be nominated that are not named on this ballot. If you would like to cast an absentee vote for someone not listed on this ballot, feel free to write in their name(s) on one of the blanks above. By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

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## 2021 ANNUAL MEETING PROXY

If you are unable to attend the Annual Meeting on December 14, 2021 in person, and wish to designate someone else to cast a vote in your stead, please complete the proxy below assigning your vote to another person or Association member who can attend. Your proxy may be another Association member, a family member, a member of the Board of Directors, or any other adult of your choice. Please note: Anyone voting who is NOT listed on the property deed of record MUST have a signed proxy in order to cast a ballot.

***Proxy form must be hand carried to the meeting by the Proxy.***

***If assigning your proxy to a Director, please name the Director below and Email form to [saddlecreek@bealbc.com](mailto:saddlecreek@bealbc.com), or Mail to 903 Texas Ave. S, College Station, TX 77840 (if mailed must be postmarked on or before December 7th, 2021).***

**Please Print Clearly**

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

Printed Name of Owner(s): \_\_\_\_\_

Signature of Owner: (Must be Signed to be Valid) \_\_\_\_\_

Dated this \_\_\_\_\_ Day of \_\_\_\_\_, 2020.

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### **2021 Annual Membership Meeting Proxy**

The above signed hereby appoints: (Name of person who will be attending): \_\_\_\_\_, as their agent, and in their name and stead, to vote as their Proxy at the 2021 annual meeting of the Saddle Creek HOA, Inc., according to the percentage of votes assigned to them, to act for them on all matters that come before the membership at the meeting as fully as if they were present. This proxy applies to the December 14th, 2021 annual meeting and may be revoked by the above signed owner, in writing, at any time prior to the meeting.

For multiple parcels Owned, please list each address separately above or complete a separate Proxy form for each parcel owned.

***Proxy form must be hand carried to the meeting by the Proxy.***