

**MAJESTIC OAKS HOMEOWNERS' ASSOCIATION ANNUAL MEETING  
THURSDAY NOVEMBER 13, 2025  
HELD ON-LINE VIA ZOOM 867-3300-7356**

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**DIRECTORS PRESENT:**

Karen Poole  
Bert Doussan  
Bill Buoy

**IN ATTENDANCE:**

Todd Miller, Beacon Residential Management  
Michelle Toler, Beacon Residential Management

There were 3 homeowners in attendance.

**CALL TO ORDER**

Due notice having been given; the Meeting of the Members was called to order at 6:03 P.M.

**NEW MANAGEMENT COMPANY INTRODUCTION**

Director Poole introduced Beacon Residential Management to the members present.

**FINANCIALS**

Management presented the financials ending September 30, 2025, as the October 2025 financials have yet to be sent over from the previous management company. The financials are available to all homeowners through their HOA portal.

**2026 BUDGET DISCUSSION**

Management presented the 2026 budget, and advised the homeowners present that the assessment for 2026 will remain the same. Director Poole advised the homeowners present that the Association will likely need to increase the rate for 2027.

**HOMEOWNER Q&A**

A homeowner present expressed her concern for a future increased rate because she believes the homeowners who are currently not paying will continue to not pay. She inquired if their delinquencies were the reason the Association is in the red, but Director Poole advised the homeowner that was not the case. The increase will be due to maintenance issues of end of last year and this year and rising costs of insurance and vendors. She further advised the homeowner that delinquent homeowner accounts will be sent to the Association's attorney for continued collection efforts.

**ADJOURNMENT**

There being no further business the meeting was adjourned at 6:13 P.M.