

Dusty Rose Property Owners Association

Notice of Annual Meeting

DATE: September 19, 2026

LOCATION: Lot 22 East Dusty Rose Ranch (see attached map)
or Virtual, link to be provided via website (you must be visible to vote)

TIME: Sign-in Time 10:45 a.m./Start Time 11:00 a.m.

The Board encourages all property owners to attend this important meeting, either in person or virtually.

Meeting Agenda:

1. Call to Order and Quorum Confirmation
2. Approval of Previous Board Meeting Minutes
3. Property Owner Open Forum (Limited to 3 minutes per speaker)
4. Officer and Financial Reports
5. Old Business
 - Projects completed since annual meeting in 2025
 - Use of Management company
6. New Business
 - Discussion of and possible vote to make changes to the Bylaws
 - Discussion of and possible vote to make changes to the Restrictions and Covenants
 - Discussion of and possible vote to procure camera(s)
 - Discussion of and possible vote on website for the POA
 - Nomination and vote on Board of Directors
 - Discussion of and possible vote on projects for remainder of 2026 through the next annual meeting
 - Discussion of and possible vote on annual budget
 - Discussion of and possible vote on Road Maintenance
 - Discussion of special meeting as defined in Bylaws to assess special assessments for major construction or repair projects exceeding \$5,000
 - Discussion of and possible vote on water well issues, including maintenance and electrical cost
 - Discussion of and possible vote regarding maintenance of right of way and easement access
7. Executive Session (as needed)
8. Adjournment

If you are unable or unsure about attending, please complete the enclosed proxy and return it via email to the Board Secretary at dustyroseranchpoa@gmail.com. If you submit a proxy and then attend the meeting, your proxy will be voided. Establishing a quorum is essential to conduct business, so please attend or provide your proxy!

Property owners who are more than 30 days past due in assessments, as shown on the association's records, are ineligible to vote or run for a seat on the Board of Directors. To verify your standing or confirm property ownership on association records, please contact Board Treasurer Stephany Trotti at dustyroseranchpoa@gmail.com.

Sincerely,

Mark Trapp, President

For the Board of Directors

ENCLOSURES:

- Proxy Form
- Map
- QR Code for Website



Dusty Rose Property Owners Association

Proxy Form

One property owner per lot may vote on association business. Any property owner wishing to vote by proxy must complete this form. The assigned proxy must be in good standing with the Dusty Rose Property Owners Association. This form may be returned by e-mail: dustyroseranchpoa@gmail.com or given to a current Board member by September 18th at 9:00 PM. Proxy forms received after this time will not be accepted.

Property Owner Name(s): _____

Mailing Address: _____

Phone Number: _____

Lot Number(s): _____ Number of Votes (1 per lot): _____

Initial only ONE of the following:

☐ I/we assign _____ the authority to vote on my behalf regarding Dusty Rose Property Owners Association matters.

☐ I/we assign the Dusty Rose PropertyOwners Association Board of Directors the authority to vote on my behalf regarding Dusty Rose Property Owners Association matters.

Owners Signature: _____ Date: _____

This form must be present during the POA meeting at the time of voting and filed with the Association's official attendance roster.

Final Plat of Dusty Rose Ranch East Subdivision

POOL LINE TABLE				TRACT LINE TABLE			
Line #	Length	Direction	Start	End	Length	Direction	Start
1	10.00	N 72° 00' 00" E	100.00	110.00	10.00	N 72° 00' 00" E	100.00
2	10.00	S 72° 00' 00" W	110.00	120.00	10.00	S 72° 00' 00" W	120.00
3	10.00	N 72° 00' 00" E	120.00	130.00	10.00	N 72° 00' 00" E	130.00
4	10.00	S 72° 00' 00" W	130.00	140.00	10.00	S 72° 00' 00" W	140.00
5	10.00	N 72° 00' 00" E	140.00	150.00	10.00	N 72° 00' 00" E	150.00
6	10.00	S 72° 00' 00" W	150.00	160.00	10.00	S 72° 00' 00" W	160.00
7	10.00	N 72° 00' 00" E	160.00	170.00	10.00	N 72° 00' 00" E	170.00
8	10.00	S 72° 00' 00" W	170.00	180.00	10.00	S 72° 00' 00" W	180.00
9	10.00	N 72° 00' 00" E	180.00	190.00	10.00	N 72° 00' 00" E	190.00
10	10.00	S 72° 00' 00" W	190.00	200.00	10.00	S 72° 00' 00" W	200.00
11	10.00	N 72° 00' 00" E	200.00	210.00	10.00	N 72° 00' 00" E	210.00
12	10.00	S 72° 00' 00" W	210.00	220.00	10.00	S 72° 00' 00" W	220.00
13	10.00	N 72° 00' 00" E	220.00	230.00	10.00	N 72° 00' 00" E	230.00
14	10.00	S 72° 00' 00" W	230.00	240.00	10.00	S 72° 00' 00" W	240.00
15	10.00	N 72° 00' 00" E	240.00	250.00	10.00	N 72° 00' 00" E	250.00
16	10.00	S 72° 00' 00" W	250.00	260.00	10.00	S 72° 00' 00" W	260.00
17	10.00	N 72° 00' 00" E	260.00	270.00	10.00	N 72° 00' 00" E	270.00
18	10.00	S 72° 00' 00" W	270.00	280.00	10.00	S 72° 00' 00" W	280.00
19	10.00	N 72° 00' 00" E	280.00	290.00	10.00	N 72° 00' 00" E	290.00
20	10.00	S 72° 00' 00" W	290.00	300.00	10.00	S 72° 00' 00" W	300.00
21	10.00	N 72° 00' 00" E	300.00	310.00	10.00	N 72° 00' 00" E	310.00
22	10.00	S 72° 00' 00" W	310.00	320.00	10.00	S 72° 00' 00" W	320.00
23	10.00	N 72° 00' 00" E	320.00	330.00	10.00	N 72° 00' 00" E	330.00
24	10.00	S 72° 00' 00" W	330.00	340.00	10.00	S 72° 00' 00" W	340.00
25	10.00	N 72° 00' 00" E	340.00	350.00	10.00	N 72° 00' 00" E	350.00
26	10.00	S 72° 00' 00" W	350.00	360.00	10.00	S 72° 00' 00" W	360.00
27	10.00	N 72° 00' 00" E	360.00	370.00	10.00	N 72° 00' 00" E	370.00
28	10.00	S 72° 00' 00" W	370.00	380.00	10.00	S 72° 00' 00" W	380.00
29	10.00	N 72° 00' 00" E	380.00	390.00	10.00	N 72° 00' 00" E	390.00
30	10.00	S 72° 00' 00" W	390.00	400.00	10.00	S 72° 00' 00" W	400.00
31	10.00	N 72° 00' 00" E	400.00	410.00	10.00	N 72° 00' 00" E	410.00
32	10.00	S 72° 00' 00" W	410.00	420.00	10.00	S 72° 00' 00" W	420.00
33	10.00	N 72° 00' 00" E	420.00	430.00	10.00	N 72° 00' 00" E	430.00
34	10.00	S 72° 00' 00" W	430.00	440.00	10.00	S 72° 00' 00" W	440.00
35	10.00	N 72° 00' 00" E	440.00	450.00	10.00	N 72° 00' 00" E	450.00
36	10.00	S 72° 00' 00" W	450.00	460.00	10.00	S 72° 00' 00" W	460.00

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[illegible]

Surveyor's Note: This plat represents a boundary survey only. Some easements and utilities have been shown, but there may be others recorded or unrecorded that may exist. Always use the Texas New Call System or www.texas111.org, before performing any excavations. Record information for adjoining landowners shown hereon is for visual information purposes only.

Note: SD XXXXX - Denotes Subdivision Good Name per 9-1-1 requirements.

Basis of Bearings

Bearing Basis herein is Texas State Plane Coordinate System, Reference Frame North American Datum 1883 (2011) (EPSG:160000), as determined from Global Navigator Satellite System (GNSS) survey equipment, survey of Static, Virtual Reference System (VRS) network and or Real Time Kinematic (RTK).

Distances shown herein are shown as Texas State Plane Coordinate System

