



BOARD OF DIRECTORS
Meeting Minutes
February 17, 2026 / 10:00 a.m.

CALL TO ORDER: 10:07 AM

ROLL CALL: (Check if in attendance)

Courtney Wing (President)	P	Staff: Luanne Coleman Sally McBryde Joshua Guenter
Mischelle Griffin (Secretary/Treasurer)	P	
Byron Hobbs (Ex Officio)	P	
Kim Lookabaugh (TR Director)	A	
Brenda Burdick	P	
Matthew Butter	P	
Carol Hardy	P	
Forest Henson	P	
Lisa Love	P	
Ruth Reed	P	
Gay Wheeler	P	

CEO'S UPDATE:

Upcoming Events

Name that Tune TREPAC Fundraiser - March 27 at Iron Wolf Distillery in Spicewood Texas

Update from TR Winter Meeting / Austin / February 2026

CEO discussed highlights from the TR Winter Meeting.

Forms

Cooperative Compensation will be removed from the Listing Agreement.

Texas REALTORS® Stakeholder Council - Governance Review:

TR will be conducting a comprehensive governance review of formulas used to determine director representation, bylaws, committee structures and roles and how decision-making flows across governing bodies. Ten AE/CEOs from across the state, including our CEO, will serve on the council. It is a 15-week process. They will gather input and develop recommendations to present to TRs Executive Committee in June.

Texas REALTORS® 360 Meeting for Regional 8

April 9 at 10 am - Five Points BoR in Round Rock.

TRLP:

We budgeted to send three participants through TRLP this year. March 13th is the deadline.

Cubicasa:

As of February 1, we are now offering the Cubicasa floor plan app as a free member/subscriber benefit. At no cost to the association or MLS.

FINANCIAL REPORTS:**December, 2025, and January 2026 Association Financials - For Acceptance**

MOTION: A Motion was made and approved unanimously to accept the December 2025 and January, 2026, **Association Financials** as recommended by the Budget/Finance Committee.

January, 2026 MLS Financials - For Acceptance

MOTION: A Motion was made and approved unanimously to accept the January, 2026, **MLS Financials** as recommended by the Budget/Finance Committee.

January 2026 Investment Accounts - For Review & Discussion

Secretary / Treasurer updated the BOD on YTD performance of investments. Report provided.

CONSENT AGENDA:

October 21, 2025 Meeting Minutes, December 16, 2025 Meeting Minutes, January 21, 2026 Meeting Minutes, and February , 2026 Meeting Minute

Acceptance of New Members (October 2025 thru January 2026)
Committee Reports

- Budget Finance Committee
- Community Outreach Committee
- Governmental Affairs Committee
- Membership Committee
- Professional Development Committee - No Meeting
- Property Tour Committee
- TREPAC Committee

TR Director Report

Director Conference Reports

Carol Hardy / TR Winter Meeting Conference

MOTION: A Vote was taken and approved unanimously to accept the February 17, 2026 Consent Agenda items as presented, with an amendment to the Budget & Finance Committee report clarifying that the budget reductions applied to the 2026 budget are for the 2026 fiscal year only and will be reviewed again during the next budget cycle.

HIGHLAND LAKES MLS BOARD OF DIRECTORS:**HLMLS BoD November 19, 2025 Meeting Minutes**

Minutes provided.

UNFINISHED BUSINESS:

January 2026 Member Count Report - For Review & Discussion

Report provided.

Non-REALTOR® Member Access to MLS

The CEO reported that legal counsel reviewed the proposed \$500 application fee for Non-REALTOR® MLS participants and advised that the fee is reasonable and defensible.

MOTION: A Motion was made and approved unanimously to approve Non-REALTOR® access to the MLS, including a \$500 application fee, with implementation to occur as soon as administratively feasible.

NEW BUSINESS:

CPA Letter of Engagement for 2026 for Approval

MOTION: A Motion was made and approved unanimously to engage the CPA firm Dunagan Jack, LLP to conduct the Association's 2026 financial review and to prepare the 2026 federal tax filings for both the Association and the MLS.

HLAoR Policies and Procedures - For Approval

MOTION: A motion was made and carried approving the revisions to the Highland Lakes Association of REALTORS® Policies and Procedures. The revisions were reviewed by the Board of Directors and adopted to ensure the Policies and Procedures remain current, consistent with Association operations.

GENERAL DISCUSSION *(if applicable)*

NEXT MEETING DATE:

The next meeting is scheduled for **April 21, 2026 at 10a.**

ADJOURN

The meeting adjourned at 11:03 a.m.

MINUTES PREPARED BY:

Sally McBryde