

2026 Sundance Estates Membership Meeting
Lubbock Cooper Admin Building
April 28, 2026

The meeting was called to order at 6:35 p.m.

Opening Remarks

Brenda explained that Thomas was unable to attend the meeting. She stated that she would answer questions to the best of her ability and would open the floor for additional questions at the end of the meeting.

Development Report

The first agenda item was the development report. Brenda stated that Thomas still owns 62 lots within the HOA.

Financial Report

Brenda presented the financials and reviewed the balance sheet on an accrual basis for the calendar year. She also reviewed the statement of revenues and expenditures on a cash basis.

Brenda explained that the schedule of fees will remain the same for 2026. She also reported that, as of the meeting date, \$13,000.00 was owed in outstanding dues. The 2026 budget versus actual was discussed, and Brenda noted that builders do not pay dues during the first year of owning a lot.

Landscaping and Common Areas

A resident asked what is included in the landscaping fee and how completion is monitored, including upkeep of the entrance, mailbox areas, future common area, and drainage area. Brenda said she would follow up with the landscaper and request that the common areas continue to be mowed and maintained.

Entry Sign

A resident asked when and where the entry sign would be installed. Brenda explained that the area will be platted soon for the sign. She also stated that the HOA is waiting on the sign design from the developer and for an electrical pedestal to be added.

A resident later asked what the sign design would look like. Brenda replied that Hawkize does not have information about the sign design at this time.

Resident Questions and Concerns

After the financial discussion concluded, Brenda opened the floor for questions and stated that she would answer to the best of her ability based on the information available.

- **Park update:** A resident asked for updates regarding a park. Brenda stated that she does not have any updates from the developer at this time.
- **Alley maintenance:** Residents expressed concern that alleys with excessive tall weeds could become a fire hazard. Brenda explained that homeowners are responsible for the alleyway behind their fence and have been notified if they are in violation for weeds in the alley.
- **Special meeting request:** Residents requested that a special meeting be scheduled because Thomas was unable to attend and several questions remained unanswered. A motion was made to petition for another meeting with signatures from owners present at the meeting.
- **Dumping on developer lots:** Concerns were raised about dumping on developer-owned lots. Brenda stated that she would discuss the issue with Thomas.
- **Violation process and fines:** Residents asked for clarification on how violations are handled. Brenda explained the violation process and related fines.
- **Grass clippings and dumpster request:** Residents asked for an update regarding prior discussions about grass clippings and the possibility of providing a dumpster or designated dumping area. One resident suggested the east side of the neighborhood as a good location for an additional dumpster, while another asked whether a seasonal dumpster could be placed during hotter months when mowing is more frequent. Brenda said she would discuss the request with Thomas and relay updates to the residents as information becomes available.

With no further questions, the meeting was adjourned at 7:16 p.m.