

Belleza Townhomes Homeowners Association Inc.

Notice of Annual Meeting

July 2nd, 2025

Dear **Belleza Townhomes** Member,

As the Manager for **Belleza Townhomes Homeowners Association Inc.**, I am pleased to notify you that the Annual Meeting will be held on **Wednesday, July 2nd, 2025, at 6:00PM at the community pool**. The purpose of this meeting is to conduct normal business of the Association, including electing one (1) homeowner to the Board of Directors, and presenting information on current affairs of the Association, including a financial overview. If you wish to submit your candidacy for the Board of Directors, please return the attached Board Candidacy form to Heather Smith via email heather@legacyswhoa.com by July 1st, 2025.

To conduct the Meeting, a quorum of 9 homeowners (10%) of members must be present in person or by proxy. Even if you plan to attend the meeting, please sign the proxy. The proxy will be disregarded at the meeting should you attend.

Your proxy will help meet the quorum requirement. If a quorum is not reached in person or by proxy, the meeting will be rescheduled to a later date. Failure to meet quorum will result in additional expenses for the Association.

If you have any questions, please feel free to contact Heather Smith at 214-705-1615 or via email at heather@legacyswhoa.com. We look forward to seeing you on July 2nd, 2025.

Sincerely,



Heather Smith
Legacy Southwest Property Management
Belleza Townhomes Homeowners Association Inc.

Belleza Townhomes Homeowners Association Inc.

Meeting Agenda

July 2nd, 2025, 6:00PM

- I. 6:00pm - Call to Order
- II. Verification of Quorum
- III. Introductions
- IV. Financial Review
- V. Candidate Introductions
- VI. Election Procedures
- VII. Adjourn
- VIII. Question and Answer

Belleza Townhomes Homeowners Association Inc.

2025 Annual Meeting

Proxy

I, the undersigned, being the record Owner of the property identified below, or being the authorized representative for the property, hereby revoke any previous proxies and grant to the person, identified below (“my Proxy holder”) my revocable Proxy as a Member of Belleza Townhomes Homeowners Association, Inc. (the “Association”), at the Annual Meeting of the Association scheduled for July 2nd, 2025, or as such meeting may be rescheduled, adjourned, or recessed and reconvened. The undersigned selects **(please check one of the options below)**:

- ☐ Board of Director: _____ (if no Director is listed, then the proxy will be given to a current Board Member)
- ☐ _____ [a member of the Association]
- ☐ This proxy is for quorum purposes only.

Sign and Date

In order for this Proxy to be valid it must be signed and dated.

Owner’s Name (Printed)

Signature of Owner

Owner’s Property Address

Date

Where I am present in person and elect to act on my own behalf at said meeting or with respect to a specific act of the Association, such presence or action will supersede and suspend the effectiveness of this proxy. Where I have given my written proxy to another named person dated later than the date hereof, such subsequent proxy will supersede and suspend the effectiveness of this proxy.

The deadline to return the proxy is July 2nd, 2025 by noon.

Belleza Townhomes Homeowners Association Inc.

Board of Director Candidate Questionnaire

Name: _____ **Address:** _____

Phone: _____ **Email:** _____

Please tell us about yourself: Include business, Spouse, Children, Hobbies etc.

Please write past experiences/work that has prepared you for a position on the to serve on to serve on the Board of Directors.

Do you have any commitments that will restrict you from serving on the Board (Travel, employment, other meetings)?

By submitting this form and signing below, I acknowledge that if elected to the Board of Directors I accept those responsibilities as described in the Governing Documents of the Association.

Also, I understand that, by Texas State Law, I will be unable to serve on the ACC committee if I, or any member of my household hold a position on the Board of Directors.

Sign and date

Please return this form via email heather@legacyswhoa.com

Legacy Southwest Property Management, LLC
5600 Tennyson Pkwy Suite 270 Plano, TX 75024
Phone: 214.705.1615 Email: heather@legacyswhoa.com