

McKinney Greens Homeowners' Association, Inc.
NOTICE OF 2023 ANNUAL MEETING
Tuesday, April 18, 2023
6:30PM

The Stix Icehouse - 301 Eldorado Pkwy #100, McKinney, TX 75069
Community social to follow at the conclusion of the Annual Meeting

In accordance with Article III, Section 3.06 of the Bylaws for the McKinney Greens Homeowners' Association, Inc. you are hereby given notice that an Annual Meeting and community social is scheduled for **Tuesday, April 18, 2023, at 6:30 p.m.** The meeting will begin promptly at 6:30 p.m. for the following purpose:

- I. Call to Order and Establish Quorum
- II. Proof of Notice of Meeting
- III. Approval of 2022 Annual Meeting Minutes
- IV. Association Reports
- V. Election Results
- VI. New Business
- VII. Adjournment

All voting will be done by absentee ballot in advance of the meeting. An absentee ballot is enclosed for you to cast your vote. Also included are copies of the Candidacy Forms for your review. **Floor nominations will not be taken at the meeting.** Please vote for two candidates as there are only two positions open on the Board. The newly elected Board members will be announced at the annual meeting.

The Bylaws state in order to hold a meeting and conduct business of the Association, there must a quorum present. The quorum needed to conduct business for McKinney Greens HOA is 20% of the homeowners. Per an amendment to the Bylaws recorded June 3, 2015, if quorum of 20% of the homeowners is not met, the quorum amount may be reduced to 10% in order to elect the Board of Directors, and no other official business can be conducted.

Please take a moment to sign and return the enclosed absentee ballot, **no later than noon Monday, April 17, 2023, at Noon**. Ballots can be returned by email, fax, or mail. Your absentee ballot will help fulfill meeting quorum requirements.

There will be a Board meeting immediately following the Annual Meeting. The purpose of the Board meeting will be for the Board to determine officer positions.

PLEASE SIGN AND RETURN THE ABSENTEE BALLOT TODAY

SBB Management Company
Attn: Angie Beené
12801 N. Central Expressway, Suite 1401
Dallas, TX 75243
a.beene@sbbmanagement.com
FAX: 888-980-0985

McKinney Greens Homeowners' Association, Inc.
NOTICE OF 2023 ANNUAL MEETING
Tuesday, April 18, 2023
ABSENTEE BALLOT

There are two (2) positions open on the Board of Directors. This is for a two (2) year term.
Please place an "X" beside the name of only two (2) candidates.

☐ Chiwila Mumba-Black

☐ Linda Hooper

☐ Donna Lumberson

☐ Ashley White

Please review the 2022 Annual Meeting Minutes and check if you approve, a motion will be made during the 2023 Annual Meeting to approve the 2022 minutes.

☐ I approve the minutes from the 2022 annual meeting

If you do not want to vote for candidates but want to help achieve quorum for the meeting please check below.

☐ Quorum purposes only, and my absentee ballot will be counted for.

Print Name

Property Address

Homeowner Signature

Date

***Although none of the items on the Absentee Ballot will be changed at any meeting, state law requires the following to be included when votes are solicited by absentee ballot:** By casting your vote by absentee ballot you will forgo the opportunity to vote upon any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case, any in-person vote will prevail.

Please return this Absentee Ballot no later than noon, Monday, April 17, 2023.

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MCKINNEY GREENS HOMEOWNERS' ASSOCIATION, INC.

2023 COMMUNITY SOCIAL RSVP FORM

**TUESDAY, APRIL 18, 2023 – AFTER THE ANNUAL MEETING
THE STIX ICEHOUSE**

301 Eldorado Pkwy #100, McKinney, TX 75069

THE STIX ICEHOUSE IS REQUIRING A HEADCOUNT, RSVP FOR THE COMMUNITY SOCIAL IS REQUIRED

NAME: _____

ADDRESS: _____

PHONE NUMBER: _____

☐

I WILL ATTEND THE COMMUNITY SOCIAL AT THE STIX ICEHOUSE AFTER THE ANNUAL MEETING
THERE WILL BE _____ PEOPLE FROM MY HOME IN ATTENDANCE.

BY SIGNING, I ACKNOWLEDGE AND UNDERSTAND THAT ALCOHOL WILL NOT BE PROVIDED BY
THE MCKINNEY GREENS HOMEOWNERS ASSOCIATION.

SIGNATURE: _____

☐

I WILL NOT ATTEND THE COMMUNITY SOCIAL AT THE STIX ICEHOUSE AFTER THE ANNUAL
MEETING.

PLEASE RETURN NO LATER THAN NOON, FRIDAY, MARCH 10, 2023.

PLEASE EMAIL THIS FORM TO ANGIE

McKinney Greens Homeowners' Association, Inc.

Attention: Angie Beené

E-mail: a.beene@sbbmanagement.com

McKinney Greens Homeowners Association, Inc.
2022 Virtual Annual Meeting Minutes
April 20, 2022

Meeting was called to order at 7:00 p.m. by Linda Hooper, president. Other board members present were Jason and Christine. Linda announced that quorum for the meeting had not been reached. Angie Beene, SBB Management Company Community Manager, read the second amendment which gives the HOA authority to adjourn the meeting for 15 minutes if quorum is not reached and then reconvene with a quorum requirement of 10%. The meeting was adjourned at 7:06.

The meeting was reconvened at 7:20 p.m. Angie went over the agenda for the meeting. Minutes from the 2021 Annual Meeting were sent to homeowners in the meeting notification and homeowners who sent in their ballot voted to approve the 2021 Annual Meeting Minutes.

Angie presented the financial report for the 2021/2022 year. 2021 Year end balance was \$82,589. 2022 expected income was \$94,600. 2022 Expense budget, \$94,894. 2022 Projected balance, \$82,255. 2021 Reserve Year End Balance, \$35,000 and 2022 Reserve expected balance \$35,000.

Linda reviewed the projects that were completed during the year. This included common area landscape updates at both entrances and at the bridge. Also, the documents were consolidated and marked.

Linda introduced Brandon Luedke, Wilbow VP Development. Brandon explained how the land was distributed. Wilbow is offering the HOA a parcel of land for free to use as they wanted. Linda stated the HOA would call a Town Hall meeting to discuss the offer. A vote of 67% of homes would be necessary to approve the addition of the property to the HOA.

Linda introduced Marty Sillito, Assistant Parks Director. Mr. Sillito reviewed the plans for the Dog Leg Park. Mr. Sillito reported that the mowing schedules had been set, trees planted, sidewalk repaired (Elldorado) and creek cleaned out. Mr. Sillito also reviewed the Stewart Road 4.6 acres design and timeline.

Angie reviewed the following HOA Rules and Regulations: Signs, Storage (PODS), Rentals, number of rentals, Arbnb, Commercial Vehicles alarm permits and the Fifth Supplemental Certificate and Memorandum.

Angie went over the Board of Directors election. Absentee Ballots with the following candidates were sent to homeowners: Christine Foreman, Cliff Shaw and Jason Waters. The result of the election is that the current board remains in place. Angie called for a motion. Jason made a motion for the current board to stay in place; seconded by Christine. Approved.

Angie reviewed questions submitted to the HOA and opened the floor for questions.

Meeting adjourned at 8:45 pm.

McKinney Greens Homeowners' Association, Inc.

DECLARATION OF CANDIDACY

For the Annual Meeting of Homeowners
ANNUAL MEETING NOTICE TO FOLLOW

The McKinney Greens Homeowners' Association, Inc. will hold an annual meeting on April 18, 2023.

There are two (2) open board of director positions. If you are interested in running, please return this form to SBB Management Company by **February 13, 2023**.

Name: Chiwila Mumba-Black

Address: 2416 Barranca Way

Phone: 972-974-7951

E-Mail: cmumbablack@gmail.com

Briefly state why you are interested in becoming a board member:

I have lived here since 2009. I am passionate about my neighborhood and would like to see it continue to thrive.

Personal History: (family, interests, education):

Married with college age son, enjoy vegetable gardening, sewing

Experience and Qualifications (HOA or non-profit board experience):

I have been on three boards for professional association. I worked for a non-profit organization.

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McKinney Greens Homeowners' Association, Inc.

DECLARATION OF CANDIDACY

For the Annual Meeting of Homeowners
ANNUAL MEETING NOTICE TO FOLLOW

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There are two (2) open board of director positions. If you are interested in running, please return this form to SBB Management Company by **February 13, 2023**.

Name: Linda Hooper
Address: 2505 Dog Leg Trl
Phone: 214-907-4121
E-Mail: Linda75069@gmail.com

Briefly state why you are interested in becoming a board member:

The HOA is a business, the board has a fiduciary responsibility to manage homeowner dollars in the best interest of the whole community. Keep home values up and the community safe.

Personal History: (family, interests, education):

Business Owner, lived in McKinney Greens since 2011

Experience and Qualifications (HOA or non-profit board experience):

I have been on many boards. I have served on MCKGreens board for several years the last several as President.

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There are two (2) open board of director positions. If you are interested in running, please return this form to SBB Management Company by **February 13, 2023**.

Name: Donna Lumberson

Address: 2829 Dog Leg Trl, McKinney, Tx 75069

Phone: 214-384-8110

E-Mail: dlumberson@gmail.com

Briefly state why you are interested in becoming a board member:

Since there are 2 openings on the board, I see an opportunity to serve again and believe I can be a positive influence on the Board as well as in our neighborhood. I would like to see more of our community involved in meetings and social events.

Personal History: (family, interests, education):

We have lived in McKinney Greens for 14 years.

I am married to Kevin Lumberson, who has served as President of our HOA in the past. We have 2 children and 6 grandchildren. We have an active relationship with all our neighbors around us on Dog Leg Trl.

Experience and Qualifications (HOA or non-profit board experience):

I have served on the McKinney Greens Board, Landscape Committee and the Welcome Committee in the past and look forward to serving again. I am active in my grandchildren's schools with volunteering for various events.

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DECLARATION OF CANDIDACY

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ANNUAL MEETING NOTICE TO FOLLOW

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There are two (2) open board of director positions. If you are interested in running, please return this form to SBB Management Company by **February 13, 2023**.

Name: Ashley White
Address: 2837 Dog Leg Trail McKinney
Phone: (443) 968-6443
E-Mail: White.Ashleye@yahoo.com

Briefly state why you are interested in becoming a board member:

I would love to have a better connection to my neighbors, the community as a whole and be a part of a group that serves to look after the best interest of our community. I feel our homes are our biggest assets (for most) and the HOA should be run in a manner to protect these assets.

Personal History: (family, interests, education):

I am a recent resident to McKinney. I formerly lived in Dallas for 10 years. I have 2 grown daughters in college that are frequently here at holidays and summers. I am a graduate of University of Maryland. I love crafting, nature, gardening, get together with friends + family.

Experience and Qualifications (HOA or non-profit board experience):

I do not have board experience. I would like this opportunity to gain experience. I have been involved for much of my life in volunteering and helping my community. I was actively involved with the NCL. I do properties I own gained much experience in dealing with Contractors, insurance, bids, conflict, leases, etc.

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Dallas, TX 75243
a.beene@sbbmanagement.com
Fax 888-980-0985

PTA, the Girl Scouts,
currently manage 3
as rentals. I have

**POLICY RESOLUTION OF THE
BOARD OF DIRECTORS
OF
MCKINNEY GREENS HOMEOWNERS ASSOCIATION, INC.
REGARDING ETHICAL CONDUCT OF BOARDS OF DIRECTORS, OFFICERS,
AND COMMITTEE MEMBERS**

PLEASE TAKE THE TIME TO READ THIS SUMMARY IN ITS ENTIRETY.

The Board of Directors, at the direction of the association attorney, recently updated the Code of Ethics Policy for the Board and Committee members of McKinney Greens Homeowners Association. Due to increased social media use across the nation, pending legal matters are on the rise because of false social media postings, improper use of social media to report formal HOA business, and in some cases, harassment. Our manager was given an updated code of ethics for the Board to adopt to help deter and prevent possible legal ramifications for the HOA. Although social media can be a quick, easy form of communication, due to the fact that an HOA is an entity governed by legal documents, it is never recommended to use social media as a formal or informal means of communication with homeowners.

Since the adopted Code of Ethics is considered a Dedicatory Instrument, the HOA must legally notify its owners of the policy. Under property code Section 207.006 the HOA must comply with keeping updated copies of Governing Documents on the Website or Portal. The revised Code of Ethics can be found on the McKinney Greens Website and Homeowner portal.

The Board and their officers and committee members have the duties and responsibilities for setting policies and standards, reviewing confidential and personal information of its member-owners, making decisions, and engaging in conduct that fosters the best interests of the members of the Association and the McKinney Greens subdivision. Therefore, the Board adopted the rules of conduct, standards of behavior, and ethical considerations regarding the conduct and activities of their officers, directors, and committee members on behalf and for the benefit of the Association and its members.

The McKinney Greens HOA utilizes the SBB Management portal for a homeowner to access all HOA documents; these are also posted on the HOA website. Neither the Board, Officers, and Committees are permitted to utilize any social media website to post, comment on, or upload any documents related to HOA matters. The Board will always post communications approved by the Board majority, either by the President, Community Manager, or a representative appointed by the Board President. Communications will be sent through the HOA portal via e-blast, USPS, or posted on the community website. HOA matters should not be shared on social media to ensure the HOA is protected from legal ramifications. Social media is not a formal means of communication; all homeowners should be directed to visit the website or the portal only. HOA business matters like agendas, minutes, e-blast communications, and general HOA

information and matters should not be posted on any social media website. The HOA emphatically must share information regarding HOA matters through the resources afforded to them and approved by the Board.

As noted, on matters impacting McKinney Greens as a community, the President of the Board has been and shall continue to be the official spokesperson for the Association and the Community. Such communications by the President have been voted on and approved by the Board. The President may delegate certain communications to be delivered and distributed by the Association's Community Manager.

The updated Code of Ethics does include items noted in the prior policy, such as the Board shall use its best efforts to reach decisions and take actions that are consistent with the protection of property values in McKinney Greens and in the best interest of the members of the Association as a whole.

Directors, officers, and committee members of the Association shall refrain from divulging or communicating information of a confidential or personal nature to parties who are not authorized to receive or discuss such information. Directors, officers, and Association committee members shall refrain from communicating, whether initiating or responding, on social media platforms. They shall refrain from engaging in social media, including, but not limited to, messaging platforms such as Facebook, NextDoor, Twitter, or Instagram, concerning any Association matter. All official communications for the Association will be delivered and distributed by the President of the Board unless otherwise delegated. The President may delegate communications to be delivered and distributed by the Association's community manager or other management team members.

The Board asks that all homeowners understand and respect the process in that communications are best suited to be sent via e-blast, USPS, or posted to the community website. In doing so, communications to homeowners are guaranteed to be factual and correctly conveyed because they're being sent at the Direction of the Board. This protects the Community from frivolous lawsuits and prevents confusion to the Community. When informal communications are posted on social media, it drives homeowners away from the community website and homeowner portal. The community website and portal are the only locations online where formal communications are posted. Members should not post communications on behalf of the HOA or share information about the HOA on social media because, as noted, it drives owners away from the formal communication avenues intended to be used by the Board and Managing Agent. The potential for a lawsuit due to misinformation is too great a risk to the Community. The Board, Committee Members, and Managing Agent cannot respond when misinformation is posted, leading to several homeowners not knowing what is happening in their Community. It is a great disservice to the Board and Managing Agent who work so hard to put communications out there to all homeowners. Driving owners away from formal communications disallows them to receive proper communications about community matters. It also creates additional work for the

community manager, who has to spend extra time bringing homeowners up to speed by reiterating what has already gone out correctly via the formal communication avenues. The community manager spends a lot of time on our Community when she has to send duplications to homeowners who have been misinformed on social media. To avoid added management fees due to time spent sending duplicated communications to owners being driven away from the formal communication sites, all community members should consider following the code of ethics.

The Board has one goal: to keep our community beautiful and engage with residents. In order to do both, there are costs involved and a need for committee participation. Over the past few years, we have yet to have owners willing to step up as committee members who must work with the Board to host social events. Instead, we have owners who wish to post on social media providing misinformation about the Community.

Moving into 2023, we kindly ask that all owners and residents utilize the homeowner portal and the community website to receive HOA communication. You should also email the community manager directly to seek answers regarding ongoing matters. Any social media sites affiliated with McKinney Greens (Facebook, NextDoor, and Twitter, for example) were initiated by independent homeowners and are not managed nor monitored by the HOA Managing Agent, Committee Members, or the Board of Directors. Therefore, communications posted on these sites are not considered formal HOA communications and should not be used to obtain HOA information.

We also ask owners to please step up to serve on committees. The Community needs committee members willing to dive in, source event vendors and costs, and then provide the Board with plans and proposals so that they can review the plans and can develop future budget line items for these events. With projected plans in place and known costs, the Board can budget for social events.

The updated policy shall be binding on the Board of the Association, the officers, directors, and committee members of the Association, and the managing agent. Each person serving on the Board, as an officer, or on a committee and the managing agent will be furnished a copy of the Resolution. The Board has also included a copy for every homeowner with the annual meeting notice.

We hope you will join us for the Annual Homeowners Meeting and Social in an effort to become more involved in your community and meet other homeowners on April 18th.

AFTER RECORDING, PLEASE RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201**

**NINTH SUPPLEMENTAL CERTIFICATE AND MEMORANDUM OF
RECORDING OF DEDICATORY INSTRUMENTS
FOR
MCKINNEY GREENS HOA**

**STATE OF TEXAS §
 §
COUNTY OF COLLIN §**

The undersigned, as attorney for McKinney Greens HOA, a Texas nonprofit corporation, for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instrument affecting the owners of property described in the Declaration of Covenants, Conditions and Restrictions for McKinney Greens HOA, recorded as Instrument No. 20060209000174790 in the Official Public Records of Collin County, Texas, including any amendments and supplements thereto ("*Property*"), hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- ***Code of Ethics for Board of Directors (Exhibit A).***

All persons or entities holding an interest in and to any portion of the Property are subject to the foregoing dedicatory instrument until amended. The attached dedicatory instrument replaces and supersedes all previously recorded dedicatory instruments addressing the same or similar subject matter and shall remain in force and effect until revoked, modified, or amended by the Board of Directors.

IN WITNESS WHEREOF, McKinney Greens HOA has caused this Ninth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be recorded in the Official Public Records of Collin County, Texas, and supplements that certain Certificate and Memorandum of Recording of Dedicatory Instruments filed on September 23, 2013, as Instrument No. 20130923001331480 in the Official Public Records of Collin County, Texas; that certain First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on October 31, 2013, as Instrument No. 20131031001485660 in the Official Public Records of Collin County, Texas; that certain Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on February 24, 2014, as Instrument No. 20140224000165200 in the Official Public Records of Collin County, Texas; that certain Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on June 3, 2015, as Instrument No. 20150603000657310 in the Official Public Records of Collin County, Texas; that certain Fourth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on November 21, 2017, as Instrument No. 20171121001545910 in the Official Public Records of Collin County, Texas; that certain Fifth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on April 30, 2019, as Instrument No. 20190430000472210 in the Official Public Records of Collin County, Texas; that certain Sixth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on August 6, 2019, as Instrument No. 20190806000943050 in the Official Public Records of Collin County, Texas; that certain Seventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on April 28, 2020, as Instrument No. 20200428000610510 in the Official Public Records of Collin County, Texas; and that certain Eight Supplemental Certificate and Memorandum of Recording of

Dedicatory Instrument filed on July 20, 2022, as Instrument No. 2022-20220000112219 in the Official Public Records of Collin County, Texas.

**McKINNEY GREENS HOMEOWNERS
ASSOCIATION, INC.,
a Texas Non-Profit Corporation**

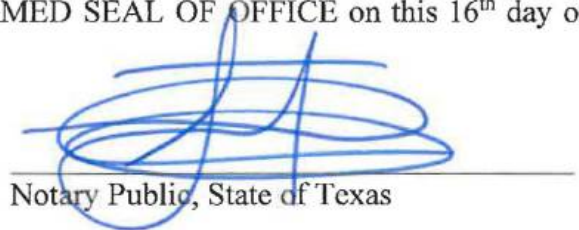
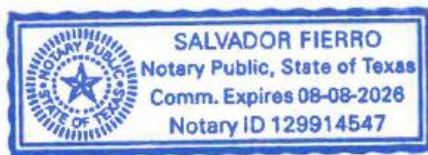


By: _____
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for McKinney Greens Homeowners Association, Inc., a Texas nonprofit corporation, known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 16th day of February, 2023.



Notary Public, State of Texas

Exhibit A

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**POLICY RESOLUTION OF THE
BOARD OF DIRECTORS
OF
MCKINNEY GREENS HOMEOWNERS ASSOCIATION, INC.
REGARDING ETHICAL CONDUCT OF BOARDS OF DIRECTORS,
OFFICERS, AND COMMITTEE MEMBERS**

WHEREAS, the Board of Directors of McKinney Greens Homeowners Association, Inc. ("*Association*") has the authority and responsibility of making decisions within the McKinney Greens subdivision that impact the members of the Association; and

WHEREAS, the Association is governed by a Board of Directors ("*Board*") consisting of residents of the McKinney Greens subdivision who are elected and/or appointed to serve in such position on a volunteer, non-paid basis; and

WHEREAS, the Board is responsible for appointing their officers and committees and persons to serve as members of committees; and

WHEREAS, the Board and their officers and committee members have the duties and responsibilities for setting policies and standards, reviewing confidential and personal information of its member-owners, making decisions, and engaging in conduct that fosters the best interests of the members of the Association and the McKinney Greens subdivision; and

WHEREAS, the Board wishes to set forth certain rules of conduct, standards of behavior and ethical considerations regarding the conduct, activities and actions of their directors, officers, and committee members on behalf and for the benefit of the Association and its members.

NOW THEREFORE, BE IT RESOLVED, that the Board does hereby adopt the following rules of conduct, standards of behavior, and ethical considerations regarding the conduct, activities and actions of their officers, directors, and committee members on behalf and for the benefit of the Association and its members.

1. On matters impacting the McKinney Greens as a community, the President of the Board shall be the official spokesperson for the Association and the community. Such communications by the President shall be approved by the Board. The President may delegate certain communications to be delivered and distributed by the Association's community manger.
2. The Board shall use its best efforts to reach decisions and take actions which are consistent with the protection of property values in McKinney Greens and in the best interest of the members of the Association as a whole.

3. Officers and directors of the Board shall seek to phrase and communicate all such writings, publications, and speeches in a professional and constructive manner.
4. Directors, officers and committee members of the Association shall refrain from (i) engaging in any writing, publication or speech making that includes content defaming or criticizing the Association or members of the Board, the Association's managing agent or any McKinney Greens resident generally (collectively, the "*McKinney Greens Constituencies*"); (ii) taking action, making decisions or seeking to influence other officers or directors to take actions or make decisions for the purpose of advancing their personal interests; (iii) implementing a contract or service agreement that has not been duly approved by the Board; (iv) divulging or communicating information of a confidential or personal nature to parties who are not authorized to receive or discuss such information; (v) communicating, whether initiating or responding, on social media platforms; and (vi) interfering with contractors or vendors while such contractor or vendor is implementing its contract for services on behalf of the Association.
5. The Board and its directors, officers and committee members shall be courteous and respectful towards the McKinney Greens Constituencies and shall maintain in confidence information obtained through participation in Board meetings or Association activities that may impact the Association or the personal lives of McKinney Greens residents. It is understood and agreed that information discussed in Executive Session is considered confidential; communications from counsel for the Association are considered confidential, as are communications or information pertaining to delinquent accounts of individual members, enforcement actions against individual members, personnel decisions, and matters pertaining to litigation. Should any director, officer or committee member have a question as to whether any information or communication is considered confidential, such inquiry shall be presented to the Board for a decision. The Board shall have final authority in determining whether a matter is deemed confidential.
6. Any director or officer of the Association who is under investigation for a felony offense or a crime involving moral turpitude shall request a leave of absence from the Board or other Association related committee on which he or she serves for the duration of the investigation.
7. All Board members shall observe professional conduct and language at Board meetings. Derogatory comments concerning individuals within the McKinney Greens Constituency shall not be deemed professional conduct and shall be prohibited as inconsistent with the best interests of the McKinney Greens subdivision. It is understood that differences of opinion may occur and are in fact encouraged – however, they should be expressed in a clear and concise business fashion – with an understanding that the best interests of the Association and its members are the paramount consideration.
8. No volunteer shall use his or her position within the Association to enhance his or her personal financial status. Any volunteer whose pecuniary interest will be directly impacted by a decision of the Board shall fully disclose such potential conflict of interest and recuse

themselves from any matter requiring decision by the Board in accordance with Texas Property Code Section 209.0052. Any officer or director who obtains information that may adversely impact or affect the Association or the Board has an obligation to promptly and fully disclose such information to the Board.

9. The rules of conduct, standards of behavior, and ethical considerations regarding confidential information gained through participation in Board meetings or Association activities by the Board and its directors, officers and committee members shall survive the term of office of each person otherwise bound by the Resolution, and such person shall continue to maintain confidentiality about such matters after expiration of a term, resignation, or other termination of service.
10. Officers and Directors of the Board shall refrain from engaging in social media, including, but not limited to, messaging platforms such as Facebook, NextDoor, Twitter, or Instagram, with regard to any Association matter. All official communications for the Association will be delivered and distributed by the President of the Board, unless otherwise delegated. The President may delegate communications to be delivered and distributed by the Association's community manager or other members of the management team.
11. In an effort to avoid misunderstandings, interruption of or delay in services, and unnecessary expenditure of Association funds, direct communications with the Association's vendors, contract or otherwise, will be through the President of the Board, unless otherwise delegated. The President of the Board may delegate the Association's community manager to be the direct point of contact for vendors, in accordance with directives from the Board and in the daily course of maintenance for the Association.
12. This Resolution shall be binding on the Board of the Association, the officers and directors and committee members of the Association and the managing agent. Each person serving on the Board, as an officer, or on a committee and the managing agent will be furnished a copy of this Resolution.

RESOLVED:

EFFECTIVE THIS DATE: FEBRUARY 15, 2023.

[SIGNATURE PAGE TO FOLLOW]

**MCKINNEY GREENS
HOMEOWNERS ASSOCIATION, INC.,
a Texas nonprofit corporation**

BY: Linda Hooper
Linda Hooper, President/Director

BY: Clifford Shaw
Clifford Shaw (Feb 16, 2023 08:00 CST)
Cliff Shaw, Vice President/Director

BY: Jason W. Waters
Jason W. Waters (Feb 15, 2023 14:56 CST)
Jason Waters, Treasurer/Director

BY: Christine Foreman
Christine Foreman (Feb 15, 2023 21:00 CST)
Christine Foreman, Secretary/Director

BY: Chilwila Mumba-Black
Chilwila Mumba-Black (Feb 15, 2023 22:57 CST)
Chilwila Mumba-Black, Member at Large/Director

MCKINNEY GREENS HOMEOWNERS' ASSOCIATION, INC.

2023 ANNUAL MEETING QUESTION OR COMMENTS

At the Annual Meeting there is a Question and Answer session during the meeting. In order to have time to address everyone's questions, all questions must be submitted ahead of time and answers will be drawn up by board members as a whole and these will be presented during that portion of the meeting.

You may submit your questions, comments, or concerns via this form by email or fax no later than **12:00 P.M., Monday, April 17, 2023.**

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

PLEASE RETURN NO LATER THAN NOON, MONDAY, APRIL 17, 2023.

This form can be mailed or e-mailed to:

McKinney Greens Homeowners' Association, Inc.

Attention: Angie Beené

12801 N. Central Expressway, Suite 1401

Dallas, TX 75243

E-mail: a.beene@sbbmanagement.com