

**McKinney Greens Homeowners' Association, Inc.**  
**NOTICE OF VIRTUAL ANNUAL MEETING**  
**Wednesday, April 20, 2022**

In accordance with Article III, Section 3.06 of the Bylaws for the McKinney Greens Homeowners' Association, Inc. you are hereby given notice that a virtual Annual Meeting is scheduled for **Wednesday, April 20, 2022 at 7:00 p.m.** The virtual meeting will begin promptly at 7:00 p.m. for the following purpose:

- I. Call to Order and Establish Quorum
- II. Proof of Notice of Meeting
- III. Approval of 2021 Annual Meeting Minutes
- IV. Association Reports
- V. Election Results
- VI. New Business
- VII. Adjournment

**To join the Zoom meeting:**

**Zoom:** <https://us06web.zoom.us/j/86464005373?pwd=dFp1ajJCUGExc2Rzcm11WDRKc3I4QT09>

**Meeting ID:** 864 6400 5373

**Password:** 434917

**Dial In:** 346 248 7799

Due to this being a virtual meeting, 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 three candidates as there are only three 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 18, 2022.** 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](mailto:a.beene@sbbmanagement.com)  
FAX: 972-991-6642

***McKinney Greens Homeowners' Association, Inc.***  
**2022 NOTICE OF THE ANNUAL MEETING**  
**Wednesday, April 20, 2022**  
**ABSENTEE BALLOT**

There are three (3) positions open on the Board of Directors. This is for a two (2) year term.

Please place an "X" beside the name of only three (3) candidates.

- Christine Foreman
- Cliff Shaw
- Jason Waters

Please review the 2021 Annual Meeting Minutes and check if you approve, a motion will be made during the 2022 Annual Meeting to approve the 2021 minutes.

I approve the minutes from the 2021 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 18, 2022.**

**Due to COVID-19, we are recommending that you either e-mail or fax your absentee ballot at this time.**

**SBB Management Company, AAMC**  
**Attn: Angie Beené**  
**12801 N. Central Expressway, Suite 1401, Dallas, TX 75243**  
**Email: [a.beene@sbbmanagement.com](mailto:a.beene@sbbmanagement.com)**  
**Fax: 972- 991-6642**

# McKinney Greens Homeowners' Association, Inc.

## DECLARATION OF CANDIDACY

If you are interested in being considered to fill a current vacancy on the McKinney Greens Board of Directors, please fill out and email this form to the McKinney Greens Board of Directors at [boardofdirectors@mckinneygreenshoa.com](mailto:boardofdirectors@mckinneygreenshoa.com)

**Name:** Christine Foreman

**Address:** 801 Tee Dr

**Phone:** 469.285.9998

**Email:** [Christine.Foreman@outlook.com](mailto:Christine.Foreman@outlook.com)

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

Hello. I am interested in becoming a board member to be more engaged in our community. Being new to McKinney & our neighborhood – I want to be able to make a difference where I live. My husband (now ex) was always the voice of the family w/ his involvement w/ city and HOA activities. I would like the opportunity accomplish this as well.

I am a successful & responsible business woman. I've been a single mom for 3 years. I have 2 amazing teenagers. I strive to help make a difference in everyone's life that I come across.

I'd love the opportunity to be on the Board of Directors of McKinney Greens.

If you have any questions – please feel free to ask.

Thanks,

Christine Foreman

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

HOA - Current McKinney Greens Board Member - Secretary  
Professional - Business Development Manager: strategic planning, Vendor Relationships. Account Executive.  
Bachelors Degree

# 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 a virtual annual meeting in April 2022.

There are three (3) open board of director positions. If you are interested in running, please return this form to SBB Management Company by March 1, 2022.

Name: Clifford Shaw

Address: 2804 Dog Leg Trl McKinney, TX 75069

Phone: 972-832-0369

E-Mail: Cliffshaw1@yahoo.com

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

I have always been very active in the communities in which I have lived either through the church,  
an HOA, or by community service. I feel that as a member of the McKinney Greens HOA Board of Directors,  
I am a positive influence on the BOD and McKinney Greens community.

Personal History: (family, interests, education):

I have a beautiful wife and four children. My youngest daughter Sarah was accepted into OU Norman  
and starts school in August 2022. Our interests include classic cars, boating, racing minibikes and  
enjoying our neighbors. My Education is: AS Electronics Engineering, Florida Keys Community College,  
and a BS In Aviation and Aviation Safety, Embry Riddle Aeronautical University.

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

My HOA experience includes  
-HOA board member / President for the Woodberry Estates HOA,  
McKinney, TX (Nov 2018 – Aug 2020)  
-Current HOA Board member / Vice President of McKinney Greens HOA June 2020 - Present  
-Retired US Navy (21 years)  
-Freemason (31 years)

SBB Management Company  
Attn: Angie Beené  
12801 N. Central Expressway, Suite 1401  
Dallas, TX 75243  
[a.beene@sbbmanagement.com](mailto:a.beene@sbbmanagement.com)  
Fax: 972-991-6642

McKinney Greens Homeowners' Association, Inc.

DECLARATION OF CANDIDACY

There are three (2) open board of director positions. If you are interested in running for a position on the Board of Directors, please return this form to SBB Management Company. Please mail the form to SBB Management Company, Attn: Belinda Cogburn, 12801 North Central Expressway, Suite 1401, Dallas, TX 75243 or email the form to [b.cogburn@sbbmanagement.com](mailto:b.cogburn@sbbmanagement.com) or fax to 972-991-6641.

Name: Jason W. Waters  
Address: 801 Ferrule Dr. McKinney TX 75069  
Phone: 214 491 9939  
E-Mail: jasonwwaters@gmail.com

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

Really appreciate the neighborhood and the people. Don't want to see it go down hill.

Personal History: (family, interests, education):

TX HS Football official, NFL Sideline official

(2) Girls - Volleyball - University Cincinnati

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

Reg. Sales Mgr in Construction, Contract negotiation - BD / PR Degree

# **McKinney Greens Homeowners Association, Inc.**

## **Annual Meeting**

**April 22, 2021**

### **Call to Order**

Meeting was called to order by Angie Beené of SBB at 7:01pm. Board members present were Linda Hooper, Christine Foreman, Jason Waters and Don McClendon. Board members absent were Cliff Shaw. Also present were Angie Beené and Belinda Cogburn of SBB management.

### **Establishment of Quorum**

SBB management gave notice that the 20% requirement was not met, and therefore a motion was made by Jason Waters and 2nd by Christine Foreman to adjourn and reconvene at 7:30pm as allowed in the McKinney Greens HOA by-laws.

### **Adjournment**

Jason Waters made a motion to adjourn. Christine Foreman seconded the motion. The meeting was adjourned at 7:05pm.

**McKinney Greens Homeowners Association, Inc.**  
**Annual Meeting**  
**April 22, 2021**  
**Reconvened Meeting**

**Call to Order**

Meeting was called to order by Angie Beené of SBB at 7:33 pm. Board members present were Linda Hooper, Christine Foreman, Jason Waters and Don McClendon. Board members absent were Cliff Shaw. Also present were Angie Beené and Belinda Cogburn of SBB management.

**Establishment of Quorum**

SBB management gave notice that the 10% requirement was met, and this allowed the annual meeting and elections to move forward.

**2018 Minutes**

Motion was made by Melissa Gonzales, seconded by Donna Lumberson to approve the 2018 Annual Meeting minutes. The motion passed with all in favor.

**Association Reports**

Linda Hooper presented the HOA financial information. This information included both 2020 year end and 2021 estimates. Review of the 2021 budget was also presented.

**Projects**

Linda Hooper reported on projects the HOA is currently considering and/or working on.

**Annual Election**

Angie Beene of SBB reported that the two candidates submitted on the ballot, Linda Hooper and Chiwila Mumba-Black were both elected to the board for a two year term from 2021-2023. A motion was made by Jason Waters, seconded by Don McClendon to approve both board members. The motion was passed. Linda Hooper reported the board had appointed/approved Christine Foreman during their last board meeting to fill and complete the 2020-2022 term for the remaining board position thus filling all positions on the board.

**New Business**

No new business related to the annual meeting.

**Adjournment**

A motion was made by Jason Waters, seconded by Don McClendon to adjourn the meeting at 7:53pm, motion was passed with all in favor.

**Q & A**

Board provided answers to various questions from the homeowners in attendance.



