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May 31, 2022

VIA MAIL

Re: Comanche Cove Owners Association, Inc. a Texas non-profit corporation – Election of Directors and Texas Property Code Section 209.014 Process

Dear Members of Comanche Cove:

Please be advised, my firm has recently been retained to represent the Comanche Cove Owners Association, Inc., a Texas non-profit corporation (the “Association”).

This letter is sent to you at the request of the Board of Directors for the Association. On April 8, 2022 the Association received a letter from Mr. James McCalip (Attached to this letter as Exhibit “A”) which started a process for the re-election of all seats upon the Board. On May 13, 2022 Jim McCalip, Max Driscoll, Jeff Glass, Sylinda Glass, and Cindy Hughes continued this process by filing a document forming an election committee (the “Committee”) within the Hood County Real Property Records. In light of recent events, the Board of Directors for the Association and the Committee have made the decision to partner together in order to implement the Section 209.014 re-election process and work towards a harmonious path forward for the Comanche Cove Subdivision.

What does this mean for you? Once again, the Association will be restarting the process in which it solicits candidates from among the Members of the subdivision who are interested in running for election to the Board of Directors. Every seat on the Board of Directors will be open for election. Attached to this letter you will find a Candidate Application with instructions on how to submit your name for addition to the Association ballot for election to one of the seats upon the Board of Directors. Said Candidate Application will also be provided to you on the Association website and may also be picked up at the Association office.

All Members shall have until the end of day Friday June 10th to submit their name to the Association in order to be added to the ballot. In light of the fact previous Members have already submitted their names to be added to the ballot, any Member who has previously submitted an application to the Committee or to the Association shall be considered submitted to be placed on the ballot unless they contact the Association to request removal from the ballot.

Sometime on the week of June 13th-17th, the Association shall issue one final revised absentee ballot regarding the election for the seats upon the Board of Directors which will take place at the Member's Meeting on July 9, 2022. This absentee ballot shall be sent to you via the email address and the mailing address you currently have on file with the Association. Additionally, the absentee ballot shall be posted on the Association website and may also be picked up at the Association office. Any Member who chooses not to vote by absentee ballot may still show up to the scheduled meeting where regular ballots shall be available to be filled in and submitted. Additionally, pursuant to Section 209.00592 of the Texas Property Code, any Member who submits an absentee ballot may show up to the scheduled meeting and submit a new ballot changing their vote, in which case the newly cast vote shall prevail.

Serving on a property owner's association Board of Directors can be a very rewarding and educational experience. To whomever among you is elected or is continuing to serve, I look forward to working with you and representing the Comanche Cove Owners Association, Inc.

kindest Regards,

Samuel I. Reid

SIR

cc: Association Bulletin Board;
 Association Website; and
 Email Address.

EXHIBIT "A"

April 8, 2022

Comanche Cove board of directors

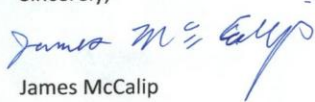
3103 Park St.

Granbury, Texas 76048

Whereas the Comanche Cove board of directors has failed to conduct a members meeting for the last three years and per Sec. 209.014. MANDATORY ELECTION REQUIRED AFTER FAILURE TO CALL REGULAR MEETING, I'm requesting that the board within the next 30 days schedule a true members meeting. Notification of such meeting to be published to every member by the association as required by this law.

By definition, a members meeting must allow any member the full rights to make motions, fully discuss and vote on items brought to the meeting per Robert's Rules of Order.

Sincerely,



James McCalip