

Scenic Pass Condominiums HOA
205 Paloma Dr
Temple, TX 76502

Colby Property Management
205 Paloma Dr
Temple, TX 76502

NOTICE OF 2026 ANNUAL MEETING

In accordance with the Bylaws governing the Scenic Pass Condos, and at the direction of the Board of Directors, notice is hereby given this date, 1/23/2026, that the Annual Meeting of the Association will be held at the time and place specified herein:

Date: Tuesday, February 24, 2026

Time of Meeting: 6:00 pm

Place: Zoom Webinar
www.ScenicPassCondos.com
PRE-REGISTRATION REQUIRED

Important agenda items will be the election of Director(s), reports of officers and review of the previous year financials. **If quorum is not met at this meeting, the next meeting attempt will be held in 2027.**

Enclosed is a **proxy**. If you are unable to attend the meeting, please complete the proxy and return it by US mail, email to Manager@ColbyHOA.com, or give your signed proxy to another resident.

Also enclosed is a nomination form. If you are interested in serving on the Board of Directors, please complete the nomination form and return it with your proxy. Nominations are due no later than 2/18/2026. Our office **WILL** confirm receipt of your nomination by sending you a confirmation of receipt via email; if you do not receive a confirmation of receipt, it is your obligation to contact our office!

If you have any questions regarding the meeting or proxy, please call or email our office at your convenience.

Scenic Pass Condos

Annual Meeting
Tuesday, February 24, 2026
6:00 pm

Agenda

- * Call Meeting to Order / Certify Quorum
- * Approval of Minutes of 2025 Transition Meeting
- * Financial Reports / Report of Officers
 - No questions are taken during Reports
- * Director Election (1 Seat)
 - 1 seat with term through 2029
- * New Business
 - Questions on topics not covered in existing HOA materials (see website)
- * Announce Director Election Results
- * Adjourn (no later than 7:00pm)

Immediately following the Annual Meeting, the Board of Directors will hold a Called Meeting to elect Officers

Scenic Pass Condos

Annual Meeting
Tuesday, February 24, 2026

Meeting Proxy

I/We _____,
being the owner(s) of _____,
(address), do hereby authorize and appoint _____ to be
my/our proxy to represent me/us on the issues to be discussed at the Annual homeowners'
meeting of VILLAS AT SCENIC PASS CONDOMINIUM COMMUNITY INC; to be held
on Tuesday, February 24, 2026 at 6:00 pm at the Zoom Webinar,
www.ScenicPassCondos.com, **PRE-REGISTRATION REQUIRED**; and to vote on my/our
behalf on the issues submitted to vote at this meeting, or in the event a quorum shall fail to
attend, at such time and place as the adjourned meeting shall be resumed. This proxy shall
remain in full force and effect until such time as the meeting is held with quorum and then
adjourned. **If proxy assignment is left blank, signed proxy is deemed to be assigned to
the Board President.**

Signature of Owner

Date

Please sign and return this meeting proxy at your earliest convenience to Scenic Pass Condos, c/o Colby
Property Management, 205 Paloma Dr, Temple, TX 76502. You may also send it by email to
Manager@ColbyHOA.com, or give your signed proxy to another resident to present at the meeting.

Scenic Pass Condos

Nomination Application for the Board of Directors Election Annual Meeting Tuesday, February 24, 2026

I, _____, submit my name for consideration for the Board of Directors of VILLAS AT SCENIC PASS CONDOMINIUM COMMUNITY INC.

Signature: _____

Address: _____

Telephone: _____

Email: _____

Date: _____

Information Regarding Nominee:

Please sign and return this form to Scenic Pass Condos, c/o Colby Property Management, 205 Paloma Dr, Temple, TX 76502. You may also send it by email to Manager@ColbyHOA.com. Deadline to submit is 2/18/2026