

Landings At Wells Branch 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 Landings At Wells Branch HOA, and at the direction of the Board of Directors, notice is hereby given this date, 12/22/2025, that the Annual Meeting of the Association will be held at the time and place specified herein:

Date: Monday, January 26, 2026

Time of Meeting: 6:00 pm

Place: Pflugerville Public Library
1008 W. Pfluger St.
Pflugerville, Tx. 78660

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 1/20/2026. 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.

Landings At Wells Branch HOA

Annual Meeting
Monday, January 26, 2026
6:00 pm

Agenda

- * Call Meeting to Order / Certify Quorum
- * Approval of Minutes of 2025 Annual Meeting
- * Financial Report / Report of Officers
 - No questions are taken during Reports
- * Director Election (1 seat)
 - 1 seat with term through 2028
- * New Business
 - Questions on topics not covered in existing HOA materials (see website)
- * Announce Director Election Results
- * Adjourn (no later than 7:00 pm)

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

Landings At Wells Branch HOA

Annual Meeting
Monday, January 26, 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 LANDINGS AT WELLS BRANCH HOMEOWNERS ASSOCIATION; to be
held on Monday, January 26, 2026 at 6:00 pm at the Pflugerville Public Library , 1008 W.
Pfluger St., Pflugerville, Tx. 78660; 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 Landings At Wells Branch HOA,
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.

Landings At Wells Branch HOA

Nomination Application for the Board of Directors Election Annual Meeting Monday, January 26, 2026

I, _____, submit my name for consideration for the Board of Directors of LANDINGS AT WELLS BRANCH HOMEOWNERS ASSOCIATION.

Signature: _____

Address: _____

Telephone: _____

Email: _____

Date: _____

Information Regarding Nominee:

Please sign and return this form to Landings At Wells Branch HOA, 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 1/20/2026