

Villas at Star Ranch (22)
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 Villas at Star Ranch (22) Condos, and at the direction of the Board of Directors, notice is hereby given this date, 1/6/2026, that the Annual Meeting of the Association will be held at the time and place specified herein:

Date: Tuesday, February 3, 2026

Time of Meeting: 6:00 pm

Place: Zoom Webinar
www.StarRanchCondos.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 1/28/2026. 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.

Villas at Star Ranch (22) Condos

Annual Meeting
Tuesday, February 3, 2026
6:00 pm

Agenda

- * Call Meeting to Order / Certify Quorum
- * Approve Minutes of 2023 Annual Meeting
- * Financial Reports / Report of Officers
 - No questions are taken during Reports
- * Director Election (3 seats)
 - 1 seat with term through 2027
 - 1 seat with term through 2028
 - 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*

Villas at Star Ranch (22) Condos

Annual Meeting
Tuesday, February 3, 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 STAR RANCH SEC 22 CONDO COMMUNITY INC; to be held on
Tuesday, February 3, 2026 at 6:00 pm at the Zoom Webinar, www.StarRanchCondos.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 Villas at Star Ranch (22) 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.

Villas at Star Ranch (22) Condos

Nomination Application for the Board of Directors Election Annual Meeting Tuesday, February 3, 2026

I, _____, submit my name for consideration for the Board of Directors of VILLAS AT STAR RANCH SEC 22 CONDO COMMUNITY INC.

Signature: _____

Address: _____

Telephone: _____

Email: _____

Date: _____

Information Regarding Nominee:

Please sign and return this form to Villas at Star Ranch (22) 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 1/28/2026