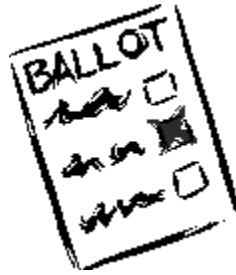


# HUNTWICK

C i v i c   A s s o c i a t i o n ,   I n c .

**Annual Member Meeting**  
**Wednesday, February 18, 2026**  
**7:30 p.m.**

**6:45 p.m. Pizza and Refreshments**  
**Huntwick Clubhouse: 5300 Coral Gables Dr.**



***Your ballot is enclosed, so please vote!***

## **PROPOSITION #1 — DIRECTOR CANDIDATE BIOGRAPHIES**

### **Wanda Baker:**

Wanda and her husband, Joe, have lived in Huntwick for 22 years. She has been serving as Vice President for the HCA since May 2022, filling a vacancy from the previous Officer. Wanda has served on the HCA Board through numerous administrations in the capacity of Vice President, Deed Restrictions Director, and Membership; Activities Director. Wanda has acted as coordinator for the annual 4th of July event and luminary project for a number of years.

### **Beth Feldkamp:**

Beth Feldkamp and her husband, Dale Hilpert, have lived in Huntwick since 1990, where they raised two children and remain active in the community. Beth holds degrees in Commercial Floriculture and Packaging from Michigan State University and worked for nearly 31 years as a Packaging Engineer for Hewlett Packard Enterprise and predecessor companies, before retiring in 2020. She is involved at Kinsmen Lutheran Church and participates in quilting, Bunco, MahJongg, Book Club, and Women's Club. As a dedicated Blood Center volunteer, Beth has served over 500 hours annually and earned the Presidential Voluntary Service Award for the past three years. She became a member of the Beautification Committee in 2020 and was elected to the Board two years ago. In this role, she oversees initiatives such as holiday decorating contests and yard of the month and is responsible for selecting flowers and plants featured at entrances and on esplanades along with coordinating many other Beautification projects throughout Huntwick.

### **Mark Sepulveda:**

Mark and his wife, Alli, were married in August of 2017 and moved to Huntwick in May of 2022. Together, they have five children: Mark's daughters, Reagan, a singer based in Los Angeles, and Ryan; and Alli's children, Morgan, married to Pablo, Cole, married to Macy, and a graduate of Baylor University, and Mallory, a senior at Baylor University. They are also proud grandparents to Morgan and Pablo's children, Emma and Josea. Mark has been on staff at Second Baptist Church since December 1995. His work has included designing audio, video, and lighting systems for multiple campuses and touring with several bands as a sound engineer. In 2019, he became Creative Media Director, overseeing website development, social media, print graphics, and marketing efforts, including television and radio campaigns. Mark is a first-time candidate for the HCA Board and is seeking the opportunity to serve the Huntwick community.

### **Giff Wilkerson:**

Giff and his wife, Julie, have been Huntwick residents for over 25 years, since moving to Houston from New Orleans. Their three adult children were all JWUMC preschoolers, Yeager Yellowjackets, and Huntwick Patriots swimmers. Their youngest, Lilly, is a proud Frassati Falcon senior, avid baby and pet sitter, and yes a future LSU Tiger. Along this journey, Giff served as Co-President of the Patriots for three seasons and Cy Creek Booster Club president. Giff's career experience has been in the upstream energy business where he worked in technical and finance capacities within a major oil company, an independent consulting firm, and the last 15 years in energy private equity. Julie and Giff are active parishioners at St Ignatius Loyola Catholic Church. Giff is seeking re-election for a third term.

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## **PROPOSITION #2 — 2026 - 2027 Operating Budget**

Item	Notes	Budget FY2025	Act thru 12/25	Estimated FY2025	Over/ (under)	Proposed FY2026
<b>Income</b>						
Resident Service Fees (RSF)	Was \$77.86/mo now \$83.75	\$778,289	\$570,850	\$ 763,115	\$ (15,173)	\$ 830,633
Annual Maintenance Fee (AMF)	Was \$166.18 now \$188.50	\$138,428	\$ 99,352	\$ 119,222	\$ (19,206)	\$ 157,021
Event Income	Socials & luminaries, etc (1)	\$ 13,000	\$ 9,538	\$ 11,446	\$ (1,554)	\$ 13,000
Interest Income	Reserve Fund (less medians)	\$ 17,480	\$ 10,363	\$ 12,436	\$ (5,044)	\$ 14,333
Legal Fees Recovered	Based on historic recoveries	\$ 6,000	\$ 15,885	\$ 19,063	\$ 13,063	\$ 12,800
Herald Ad Revenue & Misc.	Increased space for ads (1)	\$ 12,800	\$ 5,392	\$ 6,470	\$ (6,330)	\$ 12,800
Resident Transfer Fees	Est. 40 homes per year (1)	\$ 10,000	\$ 17,494	\$ 20,993	\$ 10,993	\$ 10,000
<b>Total Income</b>		<b>\$975,997</b>	<b>\$728,875</b>	<b>\$ 952,745</b>	<b>\$ (23,251)</b>	<b>\$1,050,586</b>
<b>Expense</b>						
Accounting	Billing Agent & Accounting	\$ 22,700	\$ 15,951	\$ 19,142	\$ (3,558)	\$ 20,000
Administrative	Meeting supplies	\$ 1,600	\$ 118	\$ 1,550	\$ (50)	\$ 1,600
Beautification	Plantings & lights	\$ 10,000	\$ 6,331	\$ 7,597	\$ (2,403)	\$ 7,500
Community Relations	Memberships (CoC, TXHOA)	\$ 1,000	\$ 400	\$ 480	\$ (520)	\$ 1,000
Deed Restrictions / Legal	DRVs & collections	\$ 20,000	\$ 39,888	\$ 47,866	\$ 27,866	\$ 40,000
Electricity		\$ 1,000	\$ 688	\$ 826	\$ (174)	\$ 1,000
Events	Luminary, socials, etc	\$ 11,000	\$ 8,741	\$ 10,489	\$ (511)	\$ 11,000
Groundskeeping	Mowing, planting	\$ 44,000	\$ 39,569	\$ 47,483	\$ 3,483	\$ 45,000
Herald	Editing and delivery	\$ 12,800	\$ 11,685	\$ 14,022	\$ 1,222	\$ 14,500
Maintenance	Repairs, BFV	\$ 5,000	\$ 8,709	\$ 10,451	\$ 5,451	\$ 7,500
Insurance		\$ 12,000	\$ 11,016	\$ 13,219	\$ 1,219	\$ 12,500
Resident Transfer Fees		\$ 10,000	\$ 16,125	\$ 19,350	\$ 9,350	\$ 10,000
Pest Control	Mosquito fogging	\$ 6,000	\$ 4,266	\$ 5,119	\$ (881)	\$ 6,000
Software	eUnify	\$ 10,000	\$ 10,106	\$ 10,106	\$ 106	\$ 11,000
Trash & Security	56% HCCO & 44% CI	\$778,289	\$645,959	\$ 775,150	\$ (3,138)	\$ 830,633
Water	Irrigation	\$ 21,000	\$ 16,787	\$ 20,144	\$ (856)	\$ 23,100
Web / Telephony /Postage	Website, 2 phones, postage	\$ 7,500	\$ 4,698	\$ 5,637	\$ (1,863)	\$ 7,500
<b>Total Expense</b>		<b>\$973,889</b>	<b>\$841,036</b>	<b>\$1,008,631</b>	<b>\$ 34,742</b>	<b>\$1,049,833</b>
<b>Operating Surplus / (Deficit)</b>	<b>(1) direct offset to expense</b>	<b>\$ 2,108</b>			<b>\$ (57,993)</b>	<b>\$ 753</b>

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# BALLOT

Huntwick Civic Association, Inc. Annual Meeting  
Wednesday, February 18, 2026  
Huntwick Clubhouse 5300 Coral Gables Dr.

## INSTRUCTIONS

**THIS BALLOT CONTAINS TWO(2) SEPARATE PROPOSITIONS.**

**Eligibility** – Every homeowner in Huntwick is a Member of Huntwick Civic Association, Inc. Only one vote per household will be counted.

### Methods of Voting:

- **By Absentee Ballot:** You may submit your absentee ballot to Kim Bell, HCA Secretary, at 13418 Glen Erica Drive **before 6:00 p.m. on Wednesday, February 18, 2026.**

**By casting your vote via absentee ballot, you will forgo the opportunity to consider and vote on 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 for the final vote on these measures. If you desire to retain this ability, please attend any meeting in person or vote electronically (details below). You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.**

- **In Person:** In person voting will take place during the Huntwick Annual Meeting at the designated time.
- **By Proxy** – You may assign your proxy to any Huntwick homeowner in attendance at the annual meeting or to the HCA Secretary, Kim Bell at 13418 Glen Erica Drive. ***If you wish to execute your proxy, DO NOT complete this ballot.***

**Please complete your ballot for Propositions nos. 1 & 2 and complete the signature block. ALL BALLOTS MUST BE SIGNED TO BE VALID.**

**Please note that any modification to the ballot, other than a valid floor nominee for a Board of Directors position, nullifies the ballot.**

## **PROPOSITION #1 — DIRECTOR ELECTIONS – HCA Board**

**Please vote for four (4) Directors.** You may vote for the following candidates, as submitted by the Nominating Committee, or you may write in an approved floor nominee. **Please see the Candidates Bio on page 2.**

**Note: All nominees placed in nomination from the floor at the annual meeting must have given prior consent to serve before being placed in nomination.**

Wanda Baker For: \_\_\_\_

Beth Feldkamp For: \_\_\_\_

Mark Sepulveda For: \_\_\_\_

Giff Wilkerson For: \_\_\_\_

Floor Nominee: \_\_\_\_\_ For: \_\_\_\_

Floor Nominee: \_\_\_\_\_ For: \_\_\_\_

## **PROPOSITION #2 — 2026-2027 Operating Budget**

The HCA Board recommends the proposed HCA Budget for 2026-2027 to Members and requests your vote in approving the budget.

Proposed HCA Budget for 2026-2027 FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

HCA Member (Please Print) \_\_\_\_\_ Date \_\_\_\_\_

HCA Member Signature \_\_\_\_\_

Address (Please Print)  
\_\_\_\_\_

Telephone Number \_\_\_\_\_

**BALLOT MUST BE SIGNED TO BE VALID**

**Official Proxy  
HCA Annual Meeting, February 18, 2026**

**You should only complete this proxy if:**

- You cannot attend the Huntwick Civic Association Annual Member Meeting;
- You cannot/do not wish to complete an absentee ballot prior to the Annual Member Meeting; and
- You wish to have another Huntwick homeowner cast a ballot on your behalf. \*\*

**DO NOT complete a ballot. The person to whom you have granted your proxy (your “proxy holder”) will complete and cast your ballot on your behalf. Your proxy holder must bring this completed proxy form to the Annual Member Meeting to cast a ballot on your behalf.**

\*\* The Huntwick by-laws permit each proxy that is brought to the Annual Meeting to be counted as a “resident” for purposes of determining if the necessary quorum of residents is present in order to convene the annual meeting. **Proxies are important to establishing a quorum.**

I certify that I have chosen \_\_\_\_\_ as the proxy holder for my  
**(Name of Huntwick Homeowner)**

Residence, for the purpose of casting my ballot at the Huntwick Civic Association, Inc. Annual Member Meeting on February 18, 2026. This proxy is valid only for the purpose of casting my ballot at the Annual Member Meeting and will expire immediately upon the adjournment of the Annual Member Meeting.

**HCA Member (Please Print)** \_\_\_\_\_ **Date** \_\_\_\_\_

**HCA Member Signature** \_\_\_\_\_

**Address (Please Print)** \_\_\_\_\_