THE VILLAGES AT GREENBRIAR HOA, INC.
MINUTES OF THE ANNUAL MEETING OF MEMBERS
September 7, 2026

DATE AND PLACE
Monday, September 7, 2026, called to order at approximately 5:52 p.m. Courtyard by Marriott, 2 W Reno Ave, Oklahoma City, Oklahoma.

NOTICE
Written notice of the meeting was mailed by the Association to owners of record, stating the date, time, place, and an agenda that included the election of directors.

PRESIDING
Ian Rupert, outgoing President, called the meeting to order and chaired the members' meeting. The proceedings were audio recorded, announced by the chair at the outset and unobjected to.

ATTENDANCE AND PROXIES
Owners signed in on the Association's sign-in sheet, which is the official record of attendance and is incorporated into these minutes by reference. Lots represented in person: 15. Lots represented by proxy: 4. Total lots represented: 19 of 55.

Gregory Banks held and exercised proxies for three lots. Ian Rupert held and exercised one. Two additional proxies held by Mr. Banks were not needed, those owners having attended in person.

Gregory Banks filed written proxies at sign-in. Ian Rupert stated that he held one proxy. The chair questioned the validity of proxies submitted by electronic signature. Mr. Banks stated for the record that electronic proxies are valid under Oklahoma law. The proxies were received and the outcome of the election was not affected by the question, the election having been unanimous with none opposed.

REPORT OF THE OUTGOING PRESIDENT
Mr. Rupert stated that he was elected President in January 2013; that he sold his lot in the subdivision in 2017 and is not currently an owner; and that Ian's Enterprise, LLC, a company he solely owns, has held a management contract with the Association since September 2024, which he executed on behalf of both the Association and his company. He answered questions from owners regarding Association finances, the replacement of the fence on 119th Street, the management contract, interest charged on delinquent accounts, and Association records. He stated that the Association currently holds approximately $39,000 on deposit.

ELECTION OF DIRECTORS
A motion was made by Allison Rubio to proceed with the election of directors. Nominations were taken from the floor as provided in Article IV, Section 1 of the Bylaws.

Mr. Banks offered blank ballots for the election. The chair declined them and directed that the election be conducted by voice vote. Mr. Banks noted for the record that Article III, Section 4 of the Bylaws provides for the election of directors by ballot. The chair proceeded by voice vote, each voting owner stating their name and vote aloud for the recording.

The following were elected to the Board of Directors:

Gregory Banks	508 SW 121st Pl
Allison Rubio	12032 Garden Dr
Teresa Evans	512 SW 121st Pl
Jared Cook	12004 Garden Ct
Robyn Wiesner	12029 Garden Dr
Reza Gholizadeh	12033 Garden Dr
JaMila Lollis	12101 Crystal Gardens Pl
Winona Barnett	12012 Garden Dr
Jared Massey	12005 Garden Dr
Edwin L Parker	12105 Crystal Gardens Pl
Carol L Parker	513 SW 121st Pl

Each voting owner stated their name and vote aloud. All votes cast were in favor. The chair asked whether there were any others and confirmed there were none. The motion carried unanimously, none opposed.

NOTE FOR THE RECORD: Article IV, Section 1 of the Bylaws provides for a Board of no fewer than three and no more than seven directors. Eleven persons were elected. The Board will address the composition of the Board at its next meeting.

TRANSITION

Mr. Rupert stated that he would honor the decision of the members, that he would not withhold Association records, and that he would commit to an orderly transition of documents, records, and accounts over approximately thirty days.

ADJOURNMENT

The annual meeting of members concluded at approximately 6:54 p.m., the members having completed the election of directors.

Gregory Banks, President

Jared Cook, Secretary

THE VILLAGES AT GREENBRIAR HOA, INC.
MINUTES OF THE ORGANIZATIONAL MEETING OF THE BOARD
September 7, 2026

DATE AND PLACE

Immediately following the annual meeting of members on September 7, 2026, at the Courtyard by Marriott, 2 W Reno Ave, Oklahoma City, Oklahoma.

NOTICE

None required. Article IV, Section 8 of the Bylaws provides that the organizational meeting of a newly elected Board shall be held immediately following the annual members' meeting and that no notice is necessary, provided a majority of the whole Board is present. A majority was present.

DESIGNATION OF OFFICERS

On motion made and seconded, the Board designated the following officers, each accepting the office by stating their name and vote for the record:

President .... Gregory Banks
Vice President .... Allison Rubio
Treasurer .... Teresa Evans
Secretary .... Jared Cook

The Board further designated Robyn Wiesner as chair of maintenance. This is a committee role and not an office of the Association.

Each director stated their name and acceptance aloud. The designations carried unanimously, none opposed.

OTHER BUSINESS

The Board discussed scheduling its first regular meeting by video conference and agreed to set a date by electronic communication among the directors.

ADJOURNMENT

The organizational meeting was adjourned at approximately 7:14 p.m.

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Gregory Banks, President

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Jared Cook, Secretary