

Valley Ranch 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 Valley Ranch HOA, and at the direction of the Board of Directors, notice is hereby given this date, 1/8/2026, that the Annual Meeting of the Association will be held at the time and place specified herein:

Date: Tuesday, February 17, 2026

Time of Meeting: 6:00 pm

Place: Taylor's Valley Baptist Church  
2497 W Farm To Market 93  
Temple, TX 76502

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 2/11/2026. 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.

## Valley Ranch HOA

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Annual Meeting  
Tuesday, February 17, 2026  
6:00 pm

### Agenda

- \* Call Meeting to Order / Certify Quorum
- \* Approval of Minutes of 2024 Annual Meeting
- \* Financial Reports / Report of Officers
  - No questions are taken during Reports
- \* Director Election (5 Seats)
  - 1 seat with term through 2027
  - 3 seats with terms 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*

## Valley Ranch HOA

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Annual Meeting  
Tuesday, February 17, 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 TEMPLE VALLEY RANCH HOMEOWNERS ASSOCIATION INC; to be held  
on Tuesday, February 17, 2026 at 6:00 pm at the Taylor's Valley Baptist Church, 2497 W  
Farm To Market 93, Temple, TX 76502; 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.**

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Signature of Owner

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Date

Please sign and return this meeting proxy at your earliest convenience to Valley Ranch HOA, c/o Colby  
Property Management, 205 Paloma Dr, Temple, TX 76502. You may also send it by email to  
[Manager@ColbyHOA.com](mailto:Manager@ColbyHOA.com), or give your signed proxy to another resident to present at the meeting.

## Valley Ranch HOA

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### Nomination Application for the Board of Directors Election Annual Meeting Tuesday, February 17, 2026

I, \_\_\_\_\_, submit my name for consideration for the Board of Directors of TEMPLE VALLEY RANCH HOMEOWNERS ASSOCIATION INC.

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

Information Regarding Nominee:

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Please sign and return this form to Valley Ranch HOA, c/o Colby Property Management, 205 Paloma Dr, Temple, TX 76502. You may also send it by email to [Manager@ColbyHOA.com](mailto:Manager@ColbyHOA.com). Deadline to submit is 2/11/2026