



WATERVIEW ESTATES

2026 Annual Meeting Notice

Dear Homeowner,

The 2026 Annual Meeting of the Members of the Waterview Estates Owners' Association will be held as follows:

Tuesday, June 23, 2026 — 6:00 PM

Waterview Estates Clubhouse, 5110 Waterview Estates Trail, Richmond, TX 77407

Your attendance and participation are requested as we discuss topics that affect you and your community. At this meeting, we will review the events of the past year and the Board's plans for the coming year. The Agenda is as follows:

AGENDA

- I. Call to Order and Announcement of Quorum
- II. Introduction of Board Members & Management Company
- III. Approval of Minutes of Prior Annual Meeting
- IV. President's Report
- V. Financial Report
- VI. Election of Two (2) Directors (3-Year Terms)
- VII. Community Updates / Improvements
- VIII. Open Forum
- IX. Adjournment

Voting Instructions

You may participate in this election using any one of the following three methods. All methods are weighted equally — one (1) vote per lot.

1. Vote Online

Scan the QR code or visit the unique link printed on the personalized voting letter mailed to your household. You will be taken directly to your personal ballot, and the system will confirm that your vote was recorded.

Online voting closes: Monday, June 22, 2026 at 4:00 PM.

2. Vote by Mail, Email, Drop-Off

Complete the Proxy / Absentee Ballot below, sign it, and return it by one of the following methods:

- **Mail:** 12808 W Airport Blvd, Ste 253, Sugar Land, TX 77478
- **Email:** info@bedrocktx.com
- **Drop-off:** Waterview Estates Clubhouse

Mail / Email / Drop-Off ballots must be received by: Monday, June 22, 2026 at 4:00 PM.

3. Vote in Person

Attend the Annual Meeting on **Tuesday, June 23, 2026 at 6:00 PM** at Waterview Estates Clubhouse, 5110 Waterview Estates Trail, Richmond, TX 77407. You may vote in person at the meeting even if you have already submitted a prior ballot — your in-person vote will override any prior vote.

Important Notes on Voting

One vote per lot. If you submit votes through more than one method, an in-person vote on the night of the meeting takes precedence over any prior vote. If you do not vote in person, the most recently received online or absentee ballot will be counted.

Quorum-only proxies. If you cannot vote and do not wish to assign your vote to a specific person, you may submit the ballot below marked "Quorum Only" so your presence counts toward establishing a quorum.

Full candidate biographies are also available on the online ballot and on the association's website at waterviewestates.info.

Required disclosure under Texas Property Code §209.00592:

By casting your vote via absentee ballot or electronic ballot, you 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 vote will not be counted on the final vote of these measures. If you wish to retain the ability to vote on floor amendments or floor nominations, please attend the meeting in person.



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2026 Annual Meeting — Candidate Statements



Sharky Khan *(incumbent)*

In Waterview Estates since 13 years

My name is Sharky Khan, and I have been a resident since 2013. After my name, I am often known in the community as the neighborhood Easter Bunny, Elf, and Grinch. I am married and a proud father of four children and four dogs. I am submitting my name for consideration for a position on the HOA Board, with a focus on the coordination and oversight of community social events. Over the past 12 years, I have actively served in a leadership capacity managing HOA social activities, where I have planned, organized, and executed a wide range of neighborhood events designed to strengthen community engagement and encourage resident participation. I have also helped with other community needs throughout the years.

Through this experience, I have developed strong organizational skills and attention to detail. I understand the importance of creating inclusive, well-planned events that bring residents together while maintaining budget awareness and operational efficiency.

I remain committed to further enhancing our neighborhood's sense of community through well-organized and engaging social events, while upholding fiscal responsibility and being responsive to resident feedback.



Vincent Murphy *(incumbent)*

In Waterview Estates since 12 years

In 2015, after a year in the community, I decided to serve the members of this community by running for the HOA board and became a member in July. I served as the At Large member then and now serve as Vice-President.

The board along with our wonderful management company over this time have strived to serve our community with the best services while keeping the costs low. The assessment fee has only increased once while I have been on the board. We strive to use the funds wisely. The board has overseen repairs to the pool, tennis courts, splash pad, club house, fences, sidewalks and fountains as economically as possible.

Our community is kept beautiful by our regular monitoring of landscaping, plants and trees. We hire a deputy to watch over the neighborhood and appreciate your reports of suspicious events to keep our community safe.

Finally, we provide wonderful activities at no charge for each of you to enjoy. It has been a pleasure serving this wonderful community and with your vote hope to continue serving you.



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Lucy Robertson

In Waterview Estates since 19 years

- Waterview resident for 19 years
- 22 years of HOA management experience
- Chair of National Homeowner Leaders Council (6 years)
- Trustee on the board of the Community Associations Institute (2 years)
- Board member, Greater Houston Chapter of CAI (6 years)
- Founding member of the Texas Legislative Action Committee (TLAC) - promoting pro-community association legislation at a local and state level.
- CAI Author of the Year (2024) - Homeowner Leaders Handbook (Revised)
- CAI-CEO Search Committee 2024/5
- Presenter: CAI National Conference 2024
- Community Association Institute Organizational Impact Award 2025

Both my work-life and my volunteer life are fully focused on making the HOA industry and common interest communities the best that they can be by championing industry best practice, by sharing my knowledge and experience in the industry through education for managers and volunteers, and by advocating for community associations at a state and federal level.

Over the years, I have been able to assist our community in various ways - through service on the budget committee for several years after we transitioned out of developer control. As well as offering help and resources whenever asked over the years.

I would welcome the opportunity to be able to use my knowledge and experience to the benefit of our community as a member of the Waterview Estates Board. My youngest graduated college this year (finally!), and, as I get closer to retirement, I have the time available to devote to the needs of our community.

Please consider casting your vote for me in the board election.



Dr. Roger Vazquez

In Waterview Estates since 7 years

Dr. Roger Vazquez has been a proud resident of Waterside Estates for seven years and is running for the Waterview HOA Board to bring a transparent, data-driven, and solution-focused approach to the issues residents care about most.

Dr. Vazquez's priorities include improving neighborhood infrastructure, particularly sidewalk repairs as more residents use bikes, scooters, and wheelchairs, on sidewalks and walking/running paths; preserving property values through fair and consistent enforcement of HOA rules; and strengthening neighborhood safety.

Dr. Vazquez holds a bachelor's degree, master's degree, and a Ph.D. in psychology, counseling, and behavioral sciences. His education and experience as a private practice psychotherapist has strengthened his ability to listen carefully, communicate effectively, resolve conflict, and work collaboratively toward practical solutions. He has also served as a commissioner on the Commission for Children and Youth, as president of a professional association, and on the board of directors for a nonprofit family organization.

As a husband and father of two young children, Dr. Vazquez is personally invested in making Waterside Estates a safe, welcoming, and well-maintained community. He supports continuing the contract deputy program and exploring ways to improve communication between residents and deputies, including options such as a dedicated phone line for safety concerns. If elected, Dr. Vazquez will work hard to listen to residents, promote accountability, and help develop practical solutions that benefit the entire community.