

# *Puckett Station Homeowners Association*

C/o Timmons Properties, Inc.  
1114 17th Avenue South, Suite 101 \* Nashville, TN 37212  
Phone: 615-383-1777  
Email: CustomerCare@timmonsprop.com

## ***ANNUAL HOMEOWNERS' MEETING NOTICE***

**To:** Homeowners  
Puckett Station Homeowners Association

**From:** Puckett Station Board of Directors/Timmons Properties- Kelsey Ware

**Date:** September 17, 2025

**RE:** Puckett Station HOA Annual Meeting

The annual meeting of the homeowners of Puckett Station Homeowners Association will be held on:

***Thursday, September 25, 2025***  
***at 6:00 p.m. - Sign in will begin at 5:30 p.m.***  
***at the Pool House***  
***4239 Puckett Creek Crossing***  
***Murfreesboro, TN 37219***

***or via Zoom***

**<https://us06web.zoom.us/j/81812492737?pwd=Ev0zmgtLwwnWvDEa3Dt3MlYxgwqike.1>**

***Meeting ID: 818 1249 2737***

***Passcode: 868562***

### Agenda

- I. Call to Order at 6:00 p.m.
- II. Establishment of Quorum (based on the number of ballots returned)
- III. Approval of Prior Minutes
  - 2024 Annual Meeting Minutes
- IV. Review of HOA 2024 year-end financial statement
- V. Question and Answer Session
- VI. Announcement of the results of the Board Election
- VII. Adjournment

Please fill out the attached proxy and mail it upon receipt if you do not plan to attend. You may also give it to a Board member or an attending homeowner. Submitting your proxy ensures that a quorum will be reached. Proxy may be mailed to Puckett Station HOA, Attn: Kelsey Ware, 1114 17th Ave. S., Suite 101, Nashville, TN 37212, Electronically via [SignNow](#) (Preferred Method) Or Email: CustomerCare@timmonsprop.com.

Note: If a quorum is not established, the Annual Meeting will not come to order and will have to be rescheduled. Please ensure you are counted by sending in your proxy if you cannot attend.

Voting participation of 10% of the 320 owners is needed for the election to be held. It is important that you attend the meeting OR return your PROXY as noted above.

PUCKETT  
*Station*

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## **2025 Official Proxy**

The undersigned owner(s) in the **Puckett Station Homeowners Association** does/do hereby constitute and appoint:

\_\_\_\_\_  
*Name of Proxy*  
*If blank Board President*

To act on my/our behalf as proxy holder Annual Meeting of the **Puckett Station Homeowners Association** to be held on **Thursday, September 24, 2025, at 6:00 PM.**, and at any adjournments thereof, as the said proxy may deem appropriate and proper in the sole discretion of said proxy with regard to the proposals set forth in the notice of the Annual Meeting and also to vote upon and transact any business that may properly come before the said meeting or any adjournment thereof. My/our proxy holder shall have full authority to vote upon all matters that may be presented at the said meeting as fully with the same effect as if the undersigned had been present at said meeting.

This proxy is irrevocable except by actual notice by the undersigned, delivered to the Community Association Manager of the Puckett Station HOA prior to the Annual Meeting.

The undersigned has/have executed this proxy this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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

\_\_\_\_\_  
Print Name Homeowner of Record

\_\_\_\_\_  
Signature of Homeowner of Record

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## **Bio of Nominees**

### **Mat Monson:**

#### **Personal Background**

I have had the pleasure of being in Murfreesboro for 25 years. I have owned several small businesses, and my wife has taught at Blackman high school since it opened in 2000. We have two children that have grown up in this neighborhood and have made life-long connections.

#### **Prior Association Experience-**

I have served on the board for the last three years. It has been our focus to keep fees/costs down while maintaining a high standard of quality to our community. It's important that families are able to raise their family in a community that is safe and in a community that is focused on what's best for the family.

#### **Comments about Board Candidacy-**

I will continue to make decisions that are "family based" so that each family can enjoy raising their children here. I will continue to question every expenditure and assess its necessity and whether it serves homeowners well.

### **Jonathan Sauls:**

My name is Jonathan Sauls, a dedicated professional with over 23 years of experience in IT and Consulting Services. Throughout my career, I have demonstrated a commitment to streamlined operational processes through technology and driving organizational growth. I believe these experiences will enable me to continue to make meaningful contributions to the board.

For the past two years, I have had the privilege of serving as an active board member and I am eager to continue contributing to our community. During this time, I have worked to provide a technology-informed perspective to board decisions, promote innovation, and help the community adapt to evolving challenges. I am committed to serving our community with integrity, transparency, and look forward to collaborating with fellow board members to drive positive outcomes for our community. I am passionate about fostering communication, fairness, and inclusivity in all board actions, ensuring that our neighborhood remains a safe, vibrant, and welcoming place for everyone. As a homeowner and active member of our community, I am driven to ensuring that the voices and concerns of all homeowners are heard and represented.

It would be a privilege to earn your support in this election and look forward to working together to strengthen our community for the future.

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## **2025 Ballot**

Pursuant to Tenn. Code Ann. 48-57-108, I/we cast the following ballot for the election of the Directors for Puckett Station Homeowners Association.

Please select two (2) candidates.

- Mat Monson
- Jonathan Sauls
- WRITE-IN CANDIDATE: \_\_\_\_\_
- WRITE\_IN CANDIDATE: \_\_\_\_\_

- I am abstaining from voting on the above and checking this box to count toward the quorum only.

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Print Name:

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Signature:

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Date:

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Property Address:

### **Submit your ballot online!**

Please return the ballot by September 23, 2025, by 4:00

p.m. Electronic Proxy/Ballot via [SignNow](#) (Preferred Method)

or Email: CustomerCare@timmonsprop.com