



The Resort

at Eagle Mountain Lake

Homeowners Association

September 28, 2021

Notice of Special Meeting

Thursday, October 14, 2021 at 6:00 p.m.

Golf Course Clubhouse at The Resort

5700 The Resort Boulevard

Fort Worth, Texas 76179

Dear Member(s) of The Resort HOA,

The Resort at Eagle Mountain Lake Homeowners Association, Inc., are pleased to announce the Special Meeting of the Members has been scheduled for **Thursday, October 14, 2021 at 6:00 p.m.** Special meetings are open session and business transacted at this meeting shall be restricted to those topics stated on the agenda. The purpose of this meeting is to allow for final call for vote of the acquisition of the “Golf Club at the Resort” and to discuss details regarding the proposed purchase of all of its properties for \$1,500,000.00. The ballot also includes approval of an Escrow payment of \$50,000.00 to be paid from the Association’s Reverse Fund which will be part of the total purchase price.

As previously announced, on August 13, 2021, the Board of Directors (“Board”) was approached by the Declarant with an offer to buy the Golf Course and Golf Club business and on August 20, 2021 the Board entered into a non-binding Letter of Intent for the purchase. The Declarant is also requiring the Association pay \$50,000.00 in earnest money at the time of signing of a sales contract and per our governing documents, any structural or capital improvement repairs or additions in excess of \$10,000.00 requires a 51% vote of the membership.

The Board has obtained outside legal counsel to assist in the steps and processes such a purchase would involve and they will be the ones to draft the required documents for the potential purchase of the Resort Golf Course and Clubhouse should the transaction take place. The Board will deliberate and vote on moving forward with preparation of a sales contract and certain material terms, including amending certain provisions of the Association’s Bylaws and the Declaration as it relates to the golf course and golf club business. The Board will be following the advice of the attorneys specifically retained for this purpose.

Once prepared and ready, an agreed purchase contract will be emailed to the Members and posted on the Association’s Website. We anticipated having this available on or about Tuesday, October 12, 2021 for Members to review.

-1-

Essex Association Management, L.P.

1512 Crescent Drive, Suite 112

Carrollton, TX 75006

Phone: (972) 428-2030 Fax: (469) 342-8205

www.theresortateaglemountainlakehoa.com



The Resort

at Eagle Mountain Lake

Homeowners Association

Enclosed in this packet you will find the Draft Agenda, Proxy with Consent in Lieu of Meeting, and Ballot. As outlined below, there are five (5) ways Members will be able to vote including casting your vote electronically. **Online balloting will begin on Sunday, October 10, 2021 at 9:00 am from the Association's Website at www.theresortateaglemountainlakehoa.com. Electronic voting will close on Wednesday, October 13, 2021 at 5:00 p.m.** Please be advised, no electronic votes can be accepted after the deadline.

- **Advisory:** A ballot cast electronically shall also count for quorum. If you vote online, please do not return a ballot or proxy or assign your proxy to the Board or another Member.

There are 5 ways you can vote:

1. You may vote electronically, on your Associations Website
2. E-mail your Ballot or Proxy to tjackson@essexhoa.com or proxies@essexhoa.com
3. Fax your Ballot or Proxy to: (469) 342-8205 ATTN: Tameka Jackson
4. Submit your Ballot or Proxy through TownSquare app.
5. Vote in Person at the Special Meeting on Thursday, October 14, 2021. Members who cannot make the October 14th meeting and have not cast their vote by that date can still drop their ballot off on Friday, October 15th at the Golf Course Clubhouse from 9:00 a.m. to 5:00 p.m. A locked ballot box will be placed at the clubhouse where ballots can be safely deposited.

We look forward to you joining us on **Thursday, October 14, 2021 at 6:00 p.m.** All documentation enclosed will be posted to the Association's website. Only the Owner of record or the proxy holder may cast one (1) vote per lot. It is very important that all documents are returned to your Association Manager by or before the deadline mentioned above. Results of the vote will be announced via email and on the Association website on Friday, October 15, 2021 at 9 p.m. For any questions, please contact us via the "Contact Us" tab on the Association's website.

Sincerely,

The Board of Directors,
On behalf of The Resort at Eagle Mountain Lake HOA, Inc.

cc:

Enclosures:

-2-

Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, TX 75006
Phone: (972) 428-2030 Fax: (469) 342-8205
www.theresortateaglemountainlakehoa.com