



# The Resort

at Eagle Mountain Lake

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Homeowners Association

## Annual Meeting of the Members

Tuesday, April 12, 2022

6:00 pm – 7:00 pm

# Annual Meeting Agenda

- Establish Quorum
- Call Meeting to Order
- Proof of Notice and Explanation of Meeting Structure and Process
- Introduction of the Board of Directors
  - Bonnie Aleksandrowicz, President
  - Donnie T. Davis, Vice President
  - David Miller, Secretary
  - David Stockton, Treasurer
  - Ron Corcoran, Member 1
- Introduction of Essex Association Management, L.P. Representatives
  - Tameka Jackson, Sr. Community Association Manager
  - Ashlea Morgan, Assistant Community Association Manager
- Approval of 2020 Annual Meeting Minutes
- Financial Review
  - February 2022 Balance Sheet & Income Statement
- Old Business
- New Business
- Homeowner Q&A
- Adjournment

# Proof of Notice



The Resort

at Eagle Mountain Lake

Homeowners Association

March 25, 2022

**Notice of Rescheduled Annual Meeting of the Members**

Tuesday, April 12, 2022, at 6:00 p.m.

The Resort Clubhouse

5700 The Resort Boulevard

Fort Worth, Texas 76179

Dear Homeowner(s),

As the Managing Agent for **The Resort at Eagle Mountain Lake Homeowners Association, Inc.**, we are pleased to announce that the Annual Meeting of the Members has been rescheduled for **Tuesday, April 12, 2022, at 6:00 p.m.** The purpose of this meeting is to discuss normal business of the Association and to present information on current Association affairs.

Enclosed in this packet you will find the Draft Agenda and Proxy. **Please Note: Even if you plan on attending, it is important that you return your proxy, as unforeseen circumstances may occur which may prevent you from attending.** The Annual Meeting of the Members cannot be held unless quorum requirements are met, either in person or by proxy. If a meeting must be reconvened later, the Association will incur additional costs for securing a venue, printing, and mailing a new Notice of Meeting. You may assign your proxy to a Member of the Board, or to a neighbor of your choice who will be in attendance.

**Check in will begin at 6:00 p.m.** We look forward to you joining us on **Tuesday, April 12, 2022.** If you have any questions about the upcoming meeting, please contact us via the "Contact Us" tab on the Association's website.

Sincerely,

Essex Association Management, L.P., Managing Agent

On behalf of The Resort at Eagle Mountain Lake Homeowners Association, Inc.

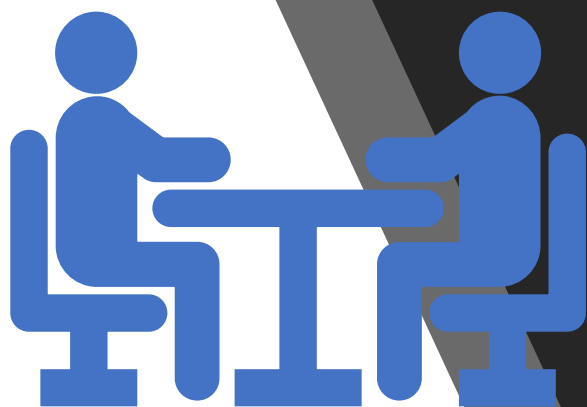
cc: HOA File

Enclosures: Draft Agenda, Proxy

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



# Meeting Conduct



- No questions will be answered during the presentation
- All homeowners will have an opportunity to ask questions at the end of the presentation.
- The Board of Directors have allocated 30 minutes for Homeowner Q & A at the end of the open meeting.
- Please be sure to submit your questions or concerns during the meeting to allow all questions to be addressed.
- All homeowners will be allowed 2 minutes
- Any questions during the meeting that did not get addressed can be submitted via the Association's website at [www.theresortateaglemountainlakehoa.com](http://www.theresortateaglemountainlakehoa.com) under the "Contact Us" tab

# 2020 Annual Meeting Minutes

**Annual Election Meeting of the Members**  
**The Resort at Eagle Mountain Lake Homeowners Association, Inc.**  
**December 2<sup>nd</sup>, 2020**

Name	Title	Present
Bonnie Aleksandrowicz	President	Y
Donnie T. Davis	Vice President	Y
David Miller	Secretary	Y
David Stockton	Treasurer	Y
Ron Corcoran	Member 1	Y
Homeowners Present	12 presents in person	Y

**Present from Essex Association Management, L.P.**  
Tameka Jackson, Sr. Community Association Manager  
Sean Corcoran, Assistant Director of Association Services  
Ashlyn Nader, Essex Support

**Annual Meeting Details**  
Telephonic and The Golf Club at The Resort  
5700 Resort Blvd.  
Fort Worth, Texas 76179  
Wednesday, December 2<sup>nd</sup>, 2020 @ 6:00 pm

**Quorum was verified** with thirty-six (36) homes represented in person and nineteen (19) proxies.

**Meeting called to order at 6: p.m.**

**Tameka presented proof of notice.**

**Introductions:** Tameka gave introduction of the Essex Association Management team.

**2019 Meeting Minutes:**

- Tameka asked for motion to approve. Bonnie Aleksandrowicz motioned to approve. Donnie T. Davis seconded motion. All in favor and no opposition, 2019 meeting minutes approved.

**Financial Review:**

- Tameka gave brief review of the 2019 Year End Income Statement Summary, explaining any significant variances.

The Resort at Eagle Mountain Lake Homeowners Association, Inc.

12.02.2020

- Tameka reviewed the October 2020 Balance Sheet and Income Statement Summary in its entirety, explaining each line item.

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**Community Updates:**

**Tameka Reviewed**

- Completed projects to include:
  - Landscaping Improvements
  - Common Area Repairs
  - Signs & Gates
  - Street & Bridge light repair
- Projects in process to include:
  - Landscaping
  - Common Areas
  - Signs & Gates
- Developer Updates

**Other updates:**

- Tameka review Compliance/ ACC overview

**Election Results:**

- Ron announced the new Board of Directors.
- Donnie T. Davis, David Stockton, David Miller, were elected to the Board of Directors. The Board remains the same.

**With no other business to discuss, Tameka asked for motion to adjourn.** Donnie T. Davis motioned to adjourn. Bonnie Aleksandrowicz seconded motion. With all in favor and no opposition, meeting was adjourned at 7:44 p.m.

Signature of Secretary or Board President

Date

*\*This is not an approval of meeting minutes but rather a confirmation of accuracy. Minutes will be approved at the next Annual Meeting of the Members.*

**Minutes Prepared by:** Ashlyn Nader, Essex Association Management, L.P.

# February 2022 Balance Statement

## Balance Sheet Report The Resort HOA As of February 28, 2022

	<u>Balance Feb 28, 2022</u>	<u>Balance Jan 31, 2022</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Assets</b>			
1010 - CIT Bank Operating Account	139,339.12	204,140.55	(64,801.43)
1011 - CIT Bank Reserve Account	111,255.15	108,742.83	2,512.32
1140 - Money Market American National Bank-	107,525.47	107,484.24	41.23
1150 - Money Market - Inwood Bank	94,025.01	94,014.19	10.82
1500 - Security Deposit - Utilites	1,480.00	1,480.00	0.00
<b>Total Assets</b>	<b>453,624.75</b>	<b>515,861.81</b>	<b>(62,237.06)</b>
<b>Receivables</b>			
1400 - Accounts Receivable	58,962.89	72,538.70	(13,575.81)
<b>Total Receivables</b>	<b>58,962.89</b>	<b>72,538.70</b>	<b>(13,575.81)</b>
<b>Total Assets</b>	<b>512,587.64</b>	<b>588,400.51</b>	<b>(75,812.87)</b>
<b><u>Liabilities</u></b>			
<b>Liabilities</b>			
2000 - Accounts Payable	24,164.89	35,455.70	(11,290.81)
2050 - Prepaid Dues	97,300.10	87,593.05	9,707.05
<b>Total Liabilities</b>	<b>121,464.99</b>	<b>123,048.75</b>	<b>(1,583.76)</b>
<b>Total Liabilities</b>	<b>121,464.99</b>	<b>123,048.75</b>	<b>(1,583.76)</b>



# February 2022 Income Statement

## Income Statement Summary

### The Resort HOA

February 01, 2022 thru February 28, 2022

	Current Period			Year to Date (2 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	5,755.84	4,335.00	1,420.84	305,661.20	302,029.00	3,632.20	1,225,456.00
Total Income	5,755.84	4,335.00	1,420.84	305,661.20	302,029.00	3,632.20	1,225,456.00
Total Expenses	0.00	560.00	(560.00)	0.00	1,120.00	(1,120.00)	6,720.00
Total General & Administrative	43,212.74	44,208.00	(995.26)	88,172.93	88,521.00	(348.07)	568,330.00
Total Taxes	0.00	0.00	0.00	0.00	0.00	0.00	2,290.00
Total Insurance	1,015.23	0.00	1,015.23	2,030.46	0.00	2,030.46	7,000.00
Total Utilities	3,119.58	2,004.00	1,115.58	6,297.24	4,008.00	2,289.24	24,048.00
Total Infrastructure & Maintenance	26,143.75	39,939.00	(13,795.25)	51,689.91	85,334.00	(33,644.09)	490,811.00
Total Landscaping	6,493.65	8,430.00	(1,936.35)	11,222.82	16,859.00	(5,636.18)	101,150.00
Total Reserves	0.00	0.00	0.00	0.00	0.00	0.00	25,107.00
Total Expense	79,984.95	95,141.00	(15,156.05)	159,413.36	195,842.00	(36,428.64)	1,225,456.00
Net Income / (Loss)	(74,229.11)	(90,806.00)	16,576.89	146,247.84	106,187.00	40,060.84	0.00

# Old Business

- GUARDED SECURITY
  - Securitas Guards

## 208 HPW Unarmed Security Officer

Position	HPW	Wage Rate	Bill Rate	Estimated Monthly Cost	Estimated Annual Cost
Site Supervisor	40	\$17.00	\$25.68	\$23,720	\$284,640
Security Officer	128	\$16.00	\$24.28		
Patrol Officer	40	\$16.00	\$24.28		
Toyota Tacoma Security Vehicle = \$1,595/month direct billed					

\* All-inclusive of lease, fuel, maintenance, insurance, accessories, title & registration

- SECURITY CAMERAS
  - Installation of security cameras

### PRICING PROPOSAL

Integrated Guarding Estimated Pricing Summary Visitor Management & Access Control	
Contract Term: 3 Years	Monthly
Technology Including Installation & Standard Corrective and Preventative Maintenance Programs	\$ 1,378.56

Outright Purchase Pricing Summary Visitor Management & Access Control	
Outright Purchase Price	
Equipment & Installation	\$ 45,688.51
Contract Term: 3 Years	Monthly:
Service & Preventative Maintenance	\$ 93.07
<b>TOTAL SERVICES:</b>	<b>\$ 93.07</b>

Integrated Guarding Estimated Pricing Summary Remote Guarding Camera System	
Contract Term: 3 Years	Monthly
Technology Including Installation, Remote Guarding Perimeter Protection (30/Mo), Remote Guarding Safety Checks (30/Mo) & Standard Corrective and Preventative Maintenance Programs	\$ 2,491.97

Outright Purchase Pricing Summary Remote Guarding Camera System	
Outright Purchase Price	
Equipment & Installation	\$ 62,220.64
Contract Term: 3 Years	Monthly:
Service & Preventative Maintenance	\$ 375.31
Remote Guarding	\$ 288.20
<b>TOTAL SERVICES:</b>	<b>\$ 643.51</b>

- Client to be billed MONTHLY costs once company's equipment is installed



# Old Business

- ACC REQUESTS ARE PROCESSED ONLY BY ESSEX ASSOCIATION VIA THE ONLINE PORTAL
  - ACC Requests are “live” documents, and additional information must go through Essex Association to be added to the request online. ACC Committee does not have the program/ability to add your documents.
  - All questions should be directed to [acc@essexhoa.com](mailto:acc@essexhoa.com)
  - Our ACC Committee cannot give an approval directly to a homeowner or contractor.
  - All ACC Approvals & Denials are processed and sent to the homeowner by Essex Association Management.
  - The ACC committee has 60 days to approve or deny any request.
  - No verbal approvals will ever be issued. All approvals will be in written form.
- OFFICAL ASSOCIATION COMMUNICATION
  - Association website at [www.theresortateaglemountainlakehoa.com](http://www.theresortateaglemountainlakehoa.com)
  - TownSq App
  - \*\*Any other website, app, text group, or social media (i.e. Nextdoor, Whatsapp, GroupMe or Facebook) are not currently official communication tools of your HOA and information posted on those sites may not be reliable.
- STREET REPAIRS
  - Street Repairs were completed by Pavement Services in ten (10) locations



# New Business

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- Gate Access Control System

- Securitas has begun installing the new controllers on the entry gates
- These controllers will be triggered automatically by a very small weatherproof RFID tag that is placed on your headlight. When that RFID tag gets within 25 feet of the controller, the gate will open automatically.
- The RFID Tags cost \$5.80 and will be charged to your association account
- RFIDs will be distributed at the clubhouse on a couple of days for homeowners to come by and pick up your RFID tags at the Golf Course. Guards will not be issuing RFID tags during that time.
- If your unable to pick up your RFIDs during those specified dates; then you can pick them up from the guards after the distribution dates. The guards will have a list of current homeowners to assist in distributing the tags.
- If you have recently purchased your home or have not yet returned your gate form, please return the form to [access@essexhoa.com](mailto:access@essexhoa.com). Please do not bring your form to the guard house or clubhouse to drop off. All forms must be returned to Essex to enter in the system prior to picking up your tags.
- The preliminary plan is to disable all FOBs at all gates on June 15th , 2022.
- During this transition, the sign and gate code will be removed on the construction gate keypad. The access code currently used will be disabled. Each builder in The Resort will be given their own unique code and it will be the responsibility of each builder to make sure their suppliers and contractors have their unique code. We can change these codes as needed.

# New Business

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- **Legal Fees**

- Ratification of legal fees spent toward the purchase of the golf course/clubhouse
- Total \$118,262.67

- **Social Events**

- April 9th-Neighborhood Easter Egg Hunt
- July 4<sup>th</sup>-2nd Annual Fourth of July Extravaganza
- September 13<sup>th</sup>-Vendor Night
- October 31<sup>st</sup>-Trunk or Treat
- December 9<sup>th</sup>-Ladies Ornament Exchange
- December 11<sup>th</sup>-Annual Christmas Party

- **2<sup>nd</sup> Quarter Board Meeting**

- May 3, 2022-Board Meeting at 6pm

# Office Information

Essex Association Management, L.P.

Monday – Friday

9:00 am – 5:00 pm

1512 Crescent Dr. Suite 112

Carrollton, Texas 75006

Phone: (972) 428-2030

Fax: (469) 342-8205

After Hours Emergency Line: (888) 740-2233

[www.theresortateaglemountainlakehoa.com](http://www.theresortateaglemountainlakehoa.com)

Manager Information

Email: [tjackson@essexhoa.com](mailto:tjackson@essexhoa.com)

Direct Line: 972-428-2030 ext.7347



# Homeowner Q&A





Adjourn

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