



The Resort

at Eagle Mountain Lake

Homeowners Association

Annual Election Meeting of the Members

Registration URL: <https://attendee.gotowebinar.com/register/6043163707436832524>

Webinar ID: 275-965-331

Wednesday, December 02, 2020

6:00 pm – 7:00 pm

www.theresortateaglemountainlakehoa.com

Agenda

- Establish Quorum (20%)
- Call Meeting to Order
- Proof of Notice and Explanation of Meeting Structure and Process Page 1
- Introduction of Board 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
- Approval of 2019 Meeting Minutes Page 2- 3
- Financial Review
 - 2019 Year End Income Statement Summary Page 4
 - October 2020 Balance Sheet & Income Statement Page 5-7
- Community Updates
 - Completed Projects Page 8
 - Projects in Process Page 9
 - Developer Updates Page 10
- Other Reports
 - Compliance/ACC Requests Page 11
- Election Results
 - Announcement of three (3) class A Members Elected by Electronic Vote Page 12
- Adjournment
- Homeowner Q & A

Proof of Notice

Essex Association Management
1512 Crescent Drive. Ste. 112
Carrollton, TX 75006



Notice of Telephonic Annual Election Meeting of the Members Wednesday, December 2, 6:00 p.m.

Registration URL: <https://attendee.gotowebinar.com/register/6043163707436832524>

Webinar ID: 275-965-331

Dear Homeowner(s),

November 17, 2020

As the Managing Agent for The Resort at Eagle Mountain Lake Homeowners Association, Inc., we are pleased to announce that the Telephonic Annual Election Meeting has been scheduled for Wednesday, December 2, 2020 at 6:00 p.m. The purpose of this meeting is to vote to elect three (3) Class A members to the Board of Directors, and discuss Association business. Enclosed in this packet you will find the Draft Agenda, Proxy, Ballot, & RSVP Form.

There will be sixty (60) socially distanced seats available in the Clubhouse for the Annual Election Meeting of The Resort at Eagle Mountain Lake Homeowners Association to be held on December 2, 2020 at 6:00 p.m. Only one (1) seat per household please, for those who would like to attend in-person. (Please see RSVP form included). All other Members will be able to participate Telephonically in this open meeting.

All ballot selections must be made and returned to Essex Association by Tuesday, December 1, 5:00 p.m., in order to verify and count the votes.

ALL VOTING WILL BE ELECTRONIC

THERE ARE TWO (2) WAYS TO VOTE ELECTRONICALLY:

1. Email your Ballot to lori@essexhoa.com and you will receive a notice of receipt
or

2. Log into your Association website at www.theresortateaglemountainlakehoa.com. You will be prompted to go to the Ballot and Vote.

AN ELECTRONIC VOTE COUNTS FOR QUORUM, NO PROXY NEEDED. REMEMBER, NO WRITE-IN'S OR FLOOR NOMINATIONS ACCEPTED. BALLOTS MUST BE RETURNED BY DECEMBER 1, 2020 AT 5:00 PM IN ORDER TO BE VERIFIED AND COUNTED.

Submit questions via the "Contact Us" tab on your Website at www.theresortateaglemountainlakehoa.com, or via email lori@essexhoa.com

Sincerely,

Essex Association Management, L.P., Managing Agent
On behalf of The Resort at Eagle Mountain Lake Homeowners Association, Inc.

cc: Association File
Enclosures: Draft Agenda, Proxy, Ballot, RSVP Form, Candidacy Forms

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

Approval of 2019 Meeting Minutes

Annual Meeting Minutes The Resort Homeowners Association 3.26.19

Name	Title	Present
Bonnie Aleksandrowicz	President	Y
Donnie T. Davis	Vice President	Y
David Miller	Secretary	Y
David Stockton	Treasurer	Y
Ron Corcoran	Declarant Representative	Y

Present from Essex Association Management, L.P.

Ron Corcoran, President

Sean Corcoran, Assistant Director of Association Services

Tameka Jackson, Senior Community Association Manager

Liz Zuniga, Essex Support

Location of Annual Meeting

The Golf Club at The Resort
Tuesday, March 26 @6:30PM
5700 Resort Boulevard
Fort Worth, TX 75179

Meeting called to order at 6:34P.M.

Establish Quorum

Introduction of Essex Management and The Resort Board of Directors

Proof of Notice was presented

Approval of 2018 Annual Meeting Minutes

- Motioned to approve by Donnie

Financial Review

- Sean gave a brief overview the 2018 YTD Income Statement as of December.
- Sean gave a brief overview the 2019 Balance Sheet Report & Income Statement Summary.

Annual Meeting Minutes The Resort Homeowners Association 3.26.19

Community Updates

- Tameka gave a brief overview of the following Completed Projects
 - Street Light Repairs
 - Electrical Wiring & New Lights on the Island Bridge
 - Guard House Repairs
 - Power Was & Paint Monument Signs
 - Exterior Wall Mounting & Vine Removal
 - Replacement of Main Gate Exit Arm
 - Cemetery Wall Repair & Painting
 - Donated the Resort Jeep
 - Security Guard Patrols
 - New Flags
 - Front Entryway Landscaping Upgrade
- Tameka gave a brief overview of the following Projects in Progress
 - Security Camera Upgrades overview given by Donnie Davis
 - Street Repairs
 - Association Internet overview given by Randy Kubich
 - Reserve Study

Developer Updates

- Homeowner Lots
 - 410
- Builder Lots
 - 63
- Developer Lots
 - 121
- Builders
 - Taylor Morrison
 - Our Country Homes

Compliance/Web Submission Overview

- Tameka gave an overview about the violation process.

Approval of 2019 Meeting Minutes

**Annual Meeting Minutes
The Resort Homeowners Association
3.26.19**

- Tameka gave an overview over Web Submissions.

With no other business to discuss, motion to adjourn at 7:43P.M.

Post Meeting Action Items:

Action	Assigned To	Status
Street Light Repair at Lakeside Dr.	TJ	In Progress
Follow Up on Security Community Survey	TJ	
Homeowners suggested Toll Tag Reader	TJ	

Next Meeting: TBD

Board Signature

Date

2019 Year End Income Statement Summary

Income Statement Summary The Resort HOA

December 01, 2019 thru December 31, 2019

	Current Period			Year to Date (12 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	3,322.65	3,616.00	(293.35)	823,881.95	797,173.80	26,708.15	797,173.80
Total Income	3,322.65	3,616.00	(293.35)	823,881.95	797,173.80	26,708.15	797,173.80
Total General & Administrative	47,504.05	35,634.00	11,870.05	415,734.09	395,540.00	20,194.09	395,540.00
Total Taxes	0.00	0.00	0.00	296.84	140.00	156.84	140.00
Total Insurance	561.54	732.30	(170.76)	8,284.00	8,795.30	(511.30)	8,795.30
Total Utilities	2,309.21	2,197.72	111.49	29,633.37	26,368.72	3,264.65	26,368.72
Total Infrastructure & Maintenance	49,381.20	20,868.36	28,512.84	282,025.02	289,261.36	(7,236.34)	289,261.36
Total Landscaping	9,952.23	5,937.04	4,015.19	77,856.12	71,750.04	6,106.08	71,750.04
Total Reserves	0.00	5,318.38	(5,318.38)	0.00	5,318.38	(5,318.38)	5,318.38
Total Expense	109,708.23	70,687.80	39,020.43	813,829.44	797,173.80	16,655.64	797,173.80
Net Income / (Loss)	(106,385.58)	(67,071.80)	(39,313.78)	10,052.51	0.00	10,052.51	0.00

October 2020 Balance Sheet

Balance Sheet Report

The Resort HOA

As of October 31, 2020

	<u>Balance Oct 31, 2020</u>	<u>Balance Sep 30, 2020</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1010 - CIT Bank Operating Account	202,328.19	167,940.46	34,387.73
1011 - CIT Bank Reserve Account	100,990.89	96,978.98	4,011.91
1150 - Money Market - Inwood Bank	93,783.28	93,766.88	16.40
1170 - Midsouth Bank	106,866.26	106,863.54	2.72
1500 - Security Deposit - Utilites	1,480.00	1,480.00	0.00
Total Assets	<u>505,448.62</u>	<u>467,029.86</u>	<u>38,418.76</u>
Receivables			
1400 - Accounts Receivable	44,804.97	(43,053.00)	87,857.97
Total Receivables	<u>44,804.97</u>	<u>(43,053.00)</u>	<u>87,857.97</u>
Total Assets	<u>550,253.59</u>	<u>423,976.86</u>	<u>126,276.73</u>
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	16,957.98	22,667.32	(5,709.34)
Total Liabilities	<u>16,957.98</u>	<u>22,667.32</u>	<u>(5,709.34)</u>
Total Liabilities	<u>16,957.98</u>	<u>22,667.32</u>	<u>(5,709.34)</u>

October 2020 Balance Sheet

Balance Sheet Report

The Resort HOA

As of October 31, 2020

	<u>Balance Oct 31, 2020</u>	<u>Balance Sep 30, 2020</u>	<u>Change</u>
<u>Owners' Equity</u>			
Equity			
3900 - Retained Earnings	399,311.85	399,311.85	0.00
Total Equity	<u>399,311.85</u>	<u>399,311.85</u>	<u>0.00</u>
Total Owners' Equity	<u>399,311.85</u>	<u>399,311.85</u>	<u>0.00</u>
Net Income / (Loss)	<u>133,983.76</u>	<u>1,997.69</u>	<u>131,986.07</u>
Total Liabilities and Equity	<u><u>550,253.59</u></u>	<u><u>423,976.86</u></u>	<u><u>126,276.73</u></u>

October 2020 Income Statement Summary

Income Statement Summary The Resort HOA

October 01, 2020 thru October 31, 2020

	Current Period			Year to Date (10 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	203,992.87	192,777.80	11,215.07	843,209.37	797,113.80	46,095.57	805,781.80
Total Income	203,992.87	192,777.80	11,215.07	843,209.37	797,113.80	46,095.57	805,781.80
Total Expenses	0.00	788.00	(788.00)	0.00	7,881.00	(7,881.00)	9,456.68
Total General & Administrative	33,756.12	32,958.00	798.12	348,269.89	339,387.00	8,882.89	408,131.00
Total Taxes	495.18	0.00	495.18	2,783.50	0.00	2,783.50	0.00
Total Insurance	0.00	792.00	(792.00)	10,053.86	7,917.00	2,136.86	9,500.00
Total Utilities	2,793.30	2,491.00	302.30	24,890.37	24,906.00	(15.63)	29,886.72
Total Infrastructure & Maintenance	25,258.95	22,083.00	3,175.95	255,052.45	214,040.00	41,012.45	257,185.36
Total Landscaping	9,703.25	6,885.00	2,818.25	68,175.54	68,102.00	73.54	81,622.04
Total Reserves	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
Total Expense	72,006.80	65,997.00	6,009.80	709,225.61	662,233.00	46,992.61	805,781.80
Net Income / (Loss)	131,986.07	126,780.80	5,205.27	133,983.76	134,880.80	(897.04)	0.00

Completed Projects

- Landscaping Improvements
 - Remove vines and brush along retaining wall
 - Trimmed tree and shrubs back at entrances
 - Additional flowers and mulch at entrances
- Common Area Repairs
 - Guard house roof replacement
 - New tires on golf cart
 - Painted and repaired common area sliding gate at main exit
 - Boat ramp repair
 - New A/C unit for the guard house
 - Replace American & Texas Flags
 - Repaired fountain in canal
 - Replaced fountain lettering
- Signs
 - Installed wetland signs
 - Reinstalled speed limit signs
 - Installed new stop signs
- Street & Bridge Light Repairs
- Gates
 - Replaced exit arms at the main gate
 - Repaired construction gate after being hit



2020/07/29 - 11:56

Projects in Process

- Landscaping
 - Replace and upgrade landscaping at monuments on Fairway Meadows
- Common Area
 - Barrow ditch clean up
 - Street, pothole and drain repairs
 - Replace Resort flag
- Signs
 - Installing additional stop signs
 - Resident only signage at the south gate on Eagle Narrows
- Gates
 - Replaced existing internet with NextLink connection

Developer Updates

Single Family Homes - Current

442

Builder Lots

179

Developer Lots

30

Total Homes at Build Out

651

Compliance/ACC

Covenants Count Report

The Resort HOA

Wed Jan 01, 2020 thru Wed Dec 02, 2020

Description	Violations
Trash Containers	269
Lawn Maintenance	100
Miscellaneous	54
Trailer	41
Sign	39
Exterior Modification	22
No ACC Submitted	13
Boat	11
Fireworks	5
Parking -non compliant w CC&Rs	5
Fence	4
Landscaping	4
Holiday Decoration/Light	3
Motor Home / RV	3
Recreation Equipment	3
Failure to Follow ACC Stipulations	1
Speeding	1

- Inspections Conducted Twice Monthly
- Three (3) Notices are Sent Prior to Fine(s) Being Assessed
 - 1st Courtesy Notice
 - 2nd Notice of Violation
 - 3rd Final Notice / Fine Warning (PC209)
 - 1st Fine Notice
 - Homeowner will Continue to be Fined Until Cured
- State Standard and per the 1st, 2nd, and 3rd Notices
 - 10 Days to Cure
 - If Violation of Same or Similar Nature is Observed Within 180 Day Period, Enforcements will Escalate to the Next Notice as Indicated Above

Help Keep the Community Beautiful!

Actively Seeking Volunteers in Many Capacities to Include Compliance!

Total Number of Violations: 578

Election Results



The Resort

at Eagle Mountain Lake

Homeowners Association

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

- **ACC/Modification Requests may now be Submitted Online**
- **Review Balance Sheets and Income Statements**
- **Review the Governing Documents for Your Community**
- **Easily Locate Important Phone Numbers**
- **View the Community Bulletin Board**
- **Find Volunteer Forms**
- **Request A Payment Plan**
- **Have Questions or Concerns? Submit your Web Submissions Online!**
- **Get E-Mail Updates! Please be Sure to Update Your Homeowner Account with a Current E-Mail Address!**

MEETING ADJOURN



The Resort

at Eagle Mountain Lake

Homeowners Association

Homeowner Q & A



The Resort

at Eagle Mountain Lake

Homeowners Association

One Question at a Time Please