

Annual Election Meeting of the Members
The Resort at Eagle Mountain Lake Homeowners Association, Inc.
March 11th, 2025

Name	Title	Present
Donnie Davis	President	N
Christopher Capehart	Vice President	Y
Sandra Tucker	Secretary	Y
David Miller	Treasurer	Y
Ron Corcoran	Member 1	Y

Present from Essex Association Management, L.P.

Ryan Corcoran, Association Manager
Ashton Barnes, Assistant Association Manager

Meeting Details

Virtual Microsoft Teams
Tuesday, March 11th, 2025 @ 6:00 pm

The Established (10%) Quorum requirements was achieved.

Meeting called to order at 6:03 p.m.

Introductions: Ryan gave an explanation of the meeting structure and process to include; There will be no write-in candidates or floor nominations. Discuss normal business of the Association and Announce the Election Results of the four (4) Class A Members elected by ballot to the Board of Directors and set a **Tentative Organizational Meeting for March 19th, 2025 with all Board Members.**

Ryan presented proof of notice on “Call of Candidates” and “Notice of Election Meeting of the Members”.

Approval of Meeting Minutes:

July 23rd, 2024 Special Election Meeting Minutes presented for Board to review. Chris motioned to approve the July 23rd, 2024 meeting minutes. David seconded. With all in favor, motion so carried. **Approved executed meeting minutes to be posted to the Association’s website.**

Financial Review:

- Ryan reviewed the **2024 Year End Balance Sheet Report & Income Statement Summary** explaining any significant variance. There were no further questions from the Board.
- Ryan reviewed the **January 2025 Balance Sheet Report & Income Statement Summary** explaining any significant variance. There were no further questions from the Board.

Community & Board Updates:

Ryan presented the **Completed Projects** to include the following items:

- Renewed Insurance – November 2024-2025
 - General & Liability Policy
 - D&O Policy
- Installed Wetlands Area Signs
- Installed 26 Signs throughout Community
- Restriping on Street & Parking Lot
- Culvert / Street Repairs – The Resort
- Installed Iron Fence / Flat Top/ Bottom Iron Fence – In Front of Picnic Area

Association Updates (Completed Projects)... Continued:

- Multiple Gate Repairs
- Drainage Easement Improvements
- Multiple Guard House Repairs
 - Painted Interior & Exterior of Guard Shack
 - Installed Black Matte Metal Roof
 - Replaced Gutters & Blinds
 - Sheetrock Repair / Reframing
- Installed 46 Trees – Island
- Power Washed & Cleaned all Light Repairs & Maintenance
- Minor Fountain Repairs
- Repaired Decorative Stop Sign on Corner – Lakeside / Indian Creek
- Supplemental Assessment (\$45) due April 30th 2025
- Multiple Landscape Improvements
 - Removal of Dead Red Tip Trees – Front Gate
 - Installed Pea Gravel to Cover Landscape – Big Bridge to Island
 - Scalp and Over Seed with Rye Grass – Main Entrance
 - Installed New Shrubs in Bare Areas – Front Fountain Area

Ryan presented the **Projects in Progress** to include the following items:

- Lakeside Drive Improvements
- Canal Wall Project
 - Homeowner Responsibility
- Amendment / Adoption to Policy Changes
- Chris provided a recap and updates with Aqua.
 - Recap – They needed to build additional wells to be able to provide additional water that we need as a community. They had an agreement with Fort Worth. That agreement was coming to an end.
 - Update – They have been working on securing an agreement, looks like they may have one already in place. We don't know for a fact but recently just met with them to review the sites that they were wanting to put the additional wells on the golf course. The locations were not feasible. One of the spots they were wanting to put one they would have to have an easement with a road and would have to have gone through a homeowner property. We provided them with some locations, in which they have to go back the surveying process to be reviewed and approved. Still waiting to hear back on that.

ESD Update for March 11th, 2025 Donnie presented and spoke:

- **What is an Emergency Services District?**
 - **What is the ESDs Short-Term Objective:** Quickly Deliver Value to Taxpayers in the unincorporated areas of Tarrant County.
 - **What does Value Mean:**
 - Better Fire and EMS Services
 - Reduced Homeowner's Insurance Rates
 - **Insurance Services Office Public Protection Classification (ISO PPC) Rating:**
 - Rerated after fires in Texas Panhandle – Expect rate increases due to SoCal
 - Most of The Resort is a 9 or 10 (10 is the worst rating)
 - **What “headwinds” are we facing:**
 - Response Times are way too high
 - Getting response time data is problematic
 - Our data rests in 4 places and in 4 different formats
 - Homeowner's Insurance rates are skyrocketing
 - \$3K/year to over \$10K/year isn't unusual
 - Lots of homeowners only have 1 option for insurance
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- Because of annexation and ETJ reform via the legislature how the rest of Tarrant County will build out has changed. Increased development in un-incorporated areas means new fire stations and firefighters will have to build / hired.
 - Our Service Providers are getting busier and busier
 - **So what have we done in response?**
 - Remained extremely fiscally conservative in preparation for what we know will come next.
 - Hired Parker County ESD 1 (Fire Chief and ESD President) as Interim ED
 - Revamped our records, reporting, contracts, and procedures
 - Drove Mutual Aid Agreement for the ESD with Fort Worth Fire
 - Commissioned a Strategic Plan Study by Fitch and Associates
 - Commissioned the study in June 2024
 - Fitch met with Service Providers and Commissioners in August
 - TCRC didn't get response time data to them until October
 - Response time data was stored by 4 entities and in 4 ways
 - Cleanup of Response time and Mapping data was still going on in February
 - We anticipate a Preliminary Report in Late March
 - We drove a search for an ED
 - 24 Candidates responded (TX, OK, LA)
 - Selection Committee (3 Chiefs, 2 Commissioners, and our acting Eds)
 - Candidates were scored by the committee and top 6 were interviewed
 - We're down to our last 2 candidates
 - The process was put on hold because Fitch slipped the date for study delivery again
 - Hired a Virtual CFO
 - They are now working with our Eds and Staff to prep for the FY24 Audit
 - Reviewing our Investment Plan, Procurement Policy, etc.
 - Dramatically increased transparency and taxpayer accountability via our own website
 - We have done a tax cut for homeowners (Homestead) and seniors (65+)
 - We cannot find another ESD that has done this... there might be one but, we have not found it yet.

Candidates:

Thank you to the homeowners who submitted themselves for the Board of Directors election!
There were a total of 165 votes by ballot or proxy.

- Greg Stephens with 65 Votes
- Sandra Tucker with 130 Votes
- Steven Silvia with 103 Votes
- Thomas Arnold with 142
- Shelley Timms with 65 Votes
- Richard DiStefano with 75 Votes
- Wesley Tadlock with 34

Election Results:

The four (4) Class A Members Newly Elected Members to the Board of Directors.

- **Thomas Arnold**
- **Sandra Tucker**
- **Steven Silvia**
- **Richard DiStefano**

Member Roles and Terms are to be determined in our upcoming Organizational Meeting
Tentatively scheduled for March 19th at 5pm.

With no other business to discuss, Chris Motioned to Adjourn the Meeting. Sandra seconded Motion: With all in favor Motion so carried. Meeting Adjourned at 6:36 pm

Signature of Secretary or Board President

Date

Minutes Prepared by: Ashton Barnes, Essex Association Management, L.P., On behalf of The Resort at Eagle Mountain Lake Homeowners Association, Inc.

[The Resort at Eagle Mountain Lake- Election Meeting of the Members-20250311_180014-Meeting Recording.mp4](#)
