



# The Resort

at Eagle Mountain Lake

Homeowners Association

## Special Election Meeting

**Tuesday, July 23<sup>rd</sup>, 2024**

**6:00 p.m. – 7:00 p.m.**

**Location: The Resort Clubhouse**

5700 The Resort Blvd., Fort Worth, TX 76179

**Virtual Microsoft Teams**

[Join the meeting now](#)

Meeting ID: 265 571 371 464

Passcode: tBLCns

**Call In Option (Audio Only)**

Number: +1 323-433-2148 Conference ID: 204 703 617#



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

# Meeting Conduct

All Owners that have called in during this meeting are attending for listening and viewing purposes only. Please keep in mind, as with any other meeting, an Owner may not speak without being recognized by the Board. The Board has allocated time towards the end of the presentation for a Homeowner Q&A.

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.

Thank You For



# Agenda

- **Establish Board Quorum**
- **Call Meeting to Order**
- **Introduction of the Board of Directors**
  - **Dustin Austin, President**
  - **Donnie T. Davis, Vice President**
  - **David Miller, Secretary**
  - **Sandra Tucker, Treasurer**
  - **Ron Corcoran, Board Member**
- **Introduction of Essex Association Management, L.P. Representatives**
  - **Al Silva, Sr. Association Manager**
  - **Christina Duarte, Assistant Association Manager**
- **Proof of Notice**
- **Approval of May 2024 Special Board of Directors Meeting Minutes**
- **Election Results**
- **Aqua Discussion**
- **Homeowner Comments**
- **Adjournment**

# Proof of Notice

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



The Resort

at Eagle Mountain Lake

Homeowners Association

## Notice of Annual Election Meeting of the Members

**Tuesday, July 23rd 2024 at 6:00PM**

### In Person Location

The Resort Club House  
5700 Resort Blvd  
Fort Worth, TX, 76179

### Virtual Microsoft Teams Meeting

[Join the meeting now](#)

Meeting ID: 265571371464 Passcode: tBLCns

Call-in Option (Audio Only)

Dial-In: 323-433-2148 Conference ID: 204703617



Fort Worth TX 76179

**Tue, Jul 9th 2024**

Dear The Resort at Eagle Mountain Lake Homeowners Association, Inc.,

As the Managing Agent for **The Resort at Eagle Mountain Lake Homeowners Association, Inc.**, we are pleased to announce that the **Annual Election Meeting** of the Members has been scheduled for **Tuesday, July 23rd 2024 at 6:00PM**. The purpose of this meeting is to elect 2 Class A Member to the Board of Directors, and to conduct normal business of the Association.

Enclosed in this packet you will find the **Draft Agenda, Proxy, Ballot, and Candidacy Statement**. It is important that you return your proxy, even if you plan on attending as unforeseen circumstances may occur, which prevent you from being able to attend. The Annual Election Meeting of the Members cannot be held unless quorum requirements are met, either in person or by proxy. If the quorum is not met, the meeting will have to be reconvened and rescheduled to a new date and time which could result in the Association incurring more costs.

We look forward to seeing you on **Tuesday, July 23rd 2024 at 6:00PM**. To view this notice and its enclosures on the Association website, go to <https://theresortateaglemountainlakehoa.com>, under the "meetings" tab. If you have any questions about this notice or its enclosures, please submit an inquiry via the "Contact Us" tab on the Association website and an Essex Association Management representative will respond promptly.

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, and Ballot,

Essex Association Management, L.P.

1512 Crescent Drive, Suite 112

Carrollton, TX 75006

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

<https://theresortateaglemountainlakehoa.com>

# Approval of May 16<sup>th</sup>, 2024 Meeting Minutes

## Special Board of Directors Meeting Minutes

The Resort at Eagle Mountain Lake Homeowners Association, Inc.

May 16<sup>th</sup>, 2024

Name	Title	Present
Dustin Austin	President	N
Donnie T. Davis	Vice President	Y
David Miller	Secretary	Y
Sandra Tucker	Treasurer	Y
Ron Corcoran	Board Member	Y

### Present from Essex Association Management, L.P.:

Al Silva, Community Sr. Association Manager

Christina Duarte, Assistant Community Association Manager

### Meeting Type and Location:

Special Board of Directors Meeting

Microsoft Teams Meeting

May 16<sup>th</sup>, 2024 @ 6:00-7:00 pm

Verified all present could hear and reply via Microsoft Teams; Established Board Quorum with four (4) Board Members present.

Meeting called to order by Al Silva at 6:05 p.m.

### Introductions & Meeting Conduct:

Al Silva introduced the Board of Directors and Essex Association Representatives who were present. An explanation of the meeting, structure, and process was given to the homeowners.

### Agenda Items:

- Fill Vacancy on Board
  - Effective April 13<sup>th</sup> of 2024, David Stockton resigned from the board of directors.
    - Per Bylaws Article 5, Section 3; a member must be appointed by the majority vote of all directors currently serving on the Board of Directors.
    - The Board of Directors will appoint Class A member Sandra Tucker.
  - Al Silva moved to appoint Sandra Tucker in place of David Stockton to the Board of Directors until March of 2025. David Miller motioned to approve; Donnie Davis seconded motion. Motion so carried.
- Amend Articles IV & V Section 2 of Bylaws
  - Article V Section 2 to increase numbers of members on Board from five (5) to seven (7) members. In the near future, we will hold an election for 2 Class A Members till the term year of March 2026.
  - Electronic and Mail options to vote will be accessible.
- Notification: Declarant approved The Resort Blvd lot setback change (10-foot increment) per resident request. of Declarant approved setback change:

## Special Board of Directors Meeting Minutes

The Resort at Eagle Mountain Lake Homeowners Association, Inc.

May 16<sup>th</sup>, 2024

- With the previous setback, there was not enough room on the lot to build a home; therefore, making it impossible to sell the lot. The change was made to address this issue.
- Reinstatement of Boat Parking Rules
  - On June 15<sup>th</sup>, 2024, the BOD temporarily suspended (doc/section rule) to accommodate a resident request to allow residents who store their boats at their boat docks (canals, lake, and marina) to store their boats on trailers in their driveway. This allowed residents to continue using their boats elsewhere while the lake levels remained too low to use their boat docks.
  - Essex will communicate with homeowners of changes to any laws.
- General Discussion Items
  - Special Board Meeting Notice Requirements
    - The Association and Board must notify the community within 72 hours of the meeting.
  - Process for Changing Governing Documents
    - The Board is required to announce, explain, and discuss any changes to any Governing Documents at an Open Board Meeting or Special Board Meeting. The changes will be posted on the community website and emailed to residents. The Board then must vote their approval in order to add/record the changes to our Governing Documents and verify that the association members were notified.
    - State Mandated changes are implemented on their effective date. The Board is required to hold an Open Board Meeting to announce and explain the changes. The Board must vote their approval, in order to add/record the mandated changes to our Governing Documents.
    - Under declarant control the Declarant has sole control over all rule changes.
    - When the community is no longer under Declarant control, in order for members to request a meeting for a change in rules or regulations, they must do so through the secretary of the Board with a statement and have 1/4 of residents to approve of statement.

Sandra Tucker motioned to adjourn the open session. Donnie Davis seconded motion. Motion so carried. Meeting Adjourned at 6:32pm.

Adjourn Open Session at 6:32 pm

\_\_\_\_\_  
Signature of Secretary or Board President

\_\_\_\_\_  
Date

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

# Board Candidates for Election



**Teresa Bernstein**



**Ryan Lockhart**



**Chris Capehart**



**Kelley Broughton**

# Election Results

**Ballot Counts Are In... The two (2) Newly Elected Members of The Resort at Eagle Mountain Lake Board of Directors are...**

**Ryan  
Lockhart**

**Kelley  
Broughton  
& Chris  
Capehart  
-TIE-**

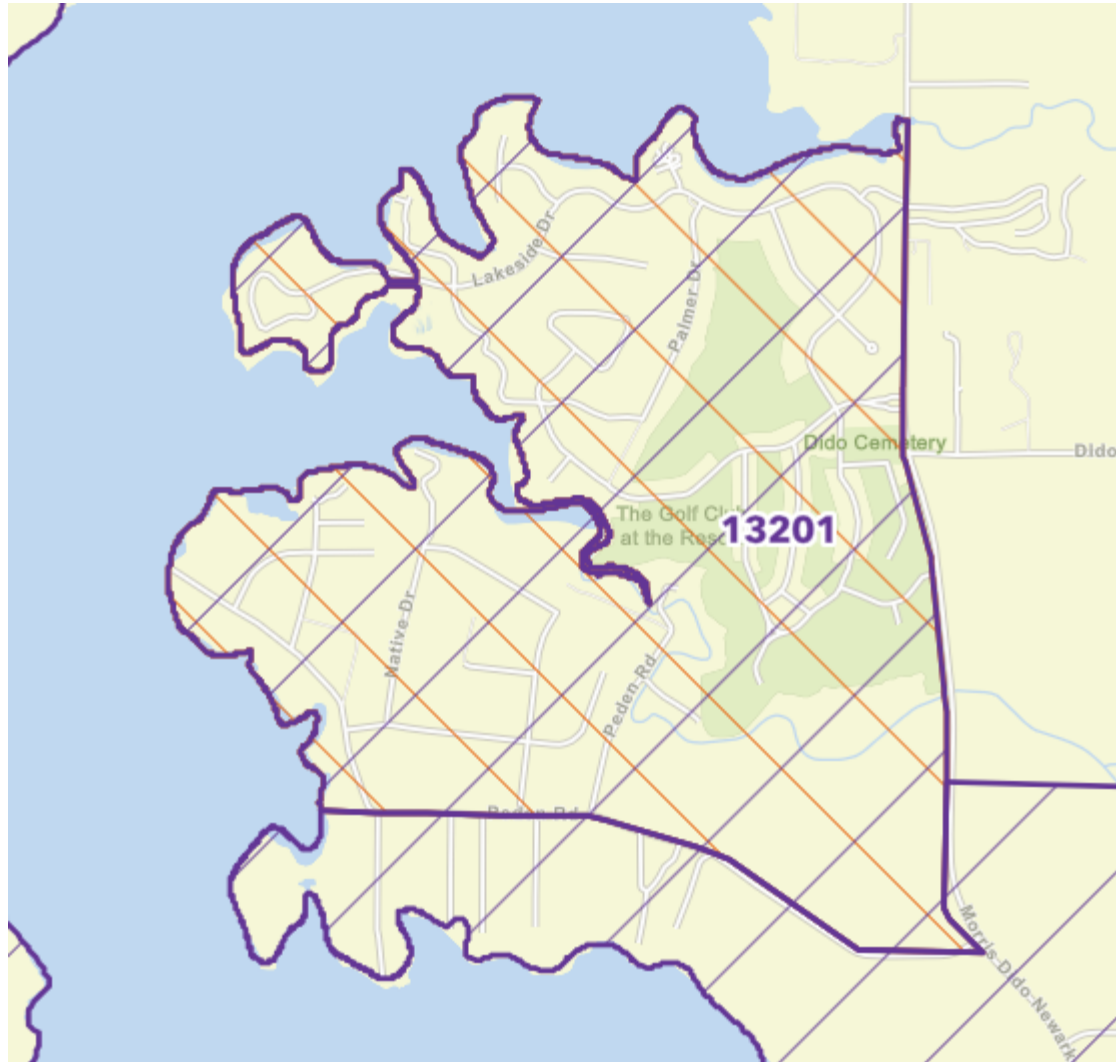
*Congratulations!*

# Aqua Discussion

- Aqua has the Certificates of Convenience and Necessity (CCN) to serve the Resort.
  - The Texas Commission on Environmental Quality issues CCNs for water services to a public or private organization that will provide exclusive water service to a defined area.
  - Current CCN Map for the Resort (next slide)
  - Aqua is a publicly traded utility company that services 3 million people drinking water.
  - During the boil water notice communication between the board and our Aqua Field supervisor were steady.
  - The board escalated the concerns during this time and had a conference call with Aqua's Field Rep, Engineer, and Area Manager. Which also included Essex, and our County Commissioner.
  - Aqua will be updating the community on this entire event immediately.
  - Aqua has agreed to an in-person meeting with the board.
  - Aqua has also agreed to attend an HOA meeting in the near future.



# Current CCN Map for the Resort



# Homeowner Comments



## The Resort

at Eagle Mountain Lake

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Homeowners Association

**For any additional questions, comments, or concerns please submit an inquiry via the “Contact Us” tab through your Associations website and an Essex Representative will respond back shortly.**



# The Resort

at Eagle Mountain Lake

Homeowners Association

## Office Information

**Essex Association Management, L.P.**

**1512 Crescent Drive, Suite 112**

**Carrollton, Texas 75006**

**Office: (972) 428-2030**

**After Hours Emergency Line: (888) 740-2233**

**Monday - Friday**

**9:00 a.m. to 5:00 p.m.**

**Community Manager Al Silva: [al@essexhoa.com](mailto:al@essexhoa.com)**

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

# Adjournment



**The Resort**

at Eagle Mountain Lake

Homeowners Association