



The Resort

at Eagle Mountain Lake

Homeowners Association

Board of Directors Meeting

Tuesday, March 19th, 2024

6:30 p.m. – 7:30 p.m.

Location: The Resort Clubhouse

5700 The Resort Blvd., Fort Worth, TX 76179

Virtual Microsoft Teams

[Click here to join the meeting](#)

Meeting ID: 211 201 339 728

Passcode: XHVZyk

Call In Option (Audio Only)

Number: +1 323-433-2148 Conference ID: 912 925 463#



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 under the "Contact Us" tab.

Thank You For

A T T E N D I N G

Agenda

- **Establish Quorum**
- **Call Meeting to Order**
- **Proof of Notice**
- **Introduction of Board of Directors**
 - **Dustin Austin, President**
 - **Donnie T. Davis, Vice President**
 - **David Miller, Secretary**
 - **David Stockton, Treasurer**
 - **Ron Corcoran, Board Member**
- **Introduction of Essex Association Management, L.P. Representatives**
 - **Al Silva, Community Association Manager**
 - **Christina Duarte, Assistant Community Manager**
- **Approve November 2023 Meeting Minutes**
- **Financial Review**
 - **December 2023 Balance Sheet & Income Statement Summary**
- **Policy Review**
- **Community Updates & Future Projects**
 - **Community Updates**
 - **Future Projects**
- **Adjourn Open Session**
 - **Homeowner Q & A**
- **Executive Session**
- **Adjourn Executive Session**

Proof of Notice

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



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Homeowners Association

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February 22nd, 2024

Dear Member(s) of The Resort at Eagle Mountain Lake,

As the Managing Agent for The Resort at Eagle Mountain Lake Homeowners Association, Inc., we are pleased to announce the Board of Directors Meeting has been scheduled for Tuesday, March 19th, 2024, at 6:30 p.m. The purpose of this meeting is to discuss normal business of the Association.

If you are not able to attend the meeting in person, you may log in through your computer through Microsoft Teams, or use the call-in option any time during the meeting. We look forward to you joining us on Tuesday, March 19th, 2024.

Please take a moment to review the draft agenda posted to the Association's website at www.theresortateaglemountainlakehoa.com. Should you have any questions regarding the draft agenda or the upcoming Board of Directors Meeting, please contact Essex Association Management, L.P. via the web submission tool located under the "Contact Us" tab on the Association's 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
Enclosed: Draft Agenda

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

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Fort Worth TX 76179

Approval of November 2023 Meeting Minutes

Board of Directors Meeting Minutes

The Resort at Eagle Mountain Lake Homeowners Association, Inc.

November 29th, 2023

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

Present from Essex Association Management, L.P.:

Al Silva, Community Association Manager

Christina Duarte, Assistant Community Association Manager

Lyndsey Huber, Account Manager

Meeting Type and Location:

Board of Directors Meeting

Virtual meeting via Microsoft Teams

November 29th, 2023 @ 6:30 pm

Verified all present could hear and reply via Microsoft Teams; Established Board Quorum with five (5) Board Members present.

Meeting called to order by Al Silva at 6:35 p.m.

Introductions:

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.

Proof of Notice:

- Al Silva presented the Proof of Notice of The Board of Directors Meeting. The Notice was sent November 15th, 2023.

Financial Review:

- The September 2023 Balance Sheet & Income Statement Summary was presented and reviewed in its entirety, explaining each line item, and clarifying any significant variances presented. No questions from the Board.

Review & Approve Proposed 2024 Budget:

- Al Silva reviewed the 2024 Proposed Budget explaining in its entirety, explaining each line item, and clarifying any significant variances presented.
 - Al Silva asked for approval of the 2024 Proposed Budget, effective January 1, 2024; David Stockton motioned to approve; David Miller seconded the motion. All in favor. Motion so carried.

Board of Directors Meeting Minutes

The Resort at Eagle Mountain Lake Homeowners Association, Inc.

November 29th, 2023

- An official notice will be mailed out to all homeowners.

Community & Board Updates

- Well Repairs
- Entry Landscaping
- Fountain Maintenance
- Tree Trimming
- Street Repairs

State Mandated Policies to be Amended / Adopted Policy Review:

- Policies listed below were drafted with the protection of the Association and homeowners in mind. It would be in the best interests of the Association and owners to approve the following policies. Adopt or amend certain policies on behalf of the Association to comply with local House Bills and Texas State Legislature passed in September 2021 (often referred to as "SB1588") and recent legislation passed in 2023.
 - Amend – Collections / Payment Plan Policy
 - Extended Time Frame from 30 days to 45 days
 - Amend – Enforcement and Fine Policy
 - Extended Time Frame from 30 days to 45 days
 - Adopt – Security Measures Policy
- Al Silva moved to amend SB1588 policies. David Stockton motioned to approve the policies. Donnie Davis seconded the motion. All in favor. Motion so carried.

David Stockton motioned to adjourn the open session. David Miller seconded motion. Motion so carried. Meeting Adjourned at 7:14pm.

Adjourn Open Session at 7:14pm

Homeowners Questions and Comments:

Question: Updates on Several community projects

Answer: Essex will submit community wide communication about all updated projects through email blasts.

Comments: Donnie Davis commented on Emergency Services and Sales Tax Increase

Comments: Discussion of noise complaints from the Bitcoin mining Operation near the Orchard property adjacent to the community.

Adjourn Open Session at 7:29pm

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.

Document and Policy Review *(1 of 2)*

- Adoption of Definition and Enforcement for Community-Wide Standard Policy
- Artificial Turf Policy
- Collection and Payment of Assessments and other charges and fees Policy
- Covenant Enforcement and Fine Policy
- Display of Certain Religious Items and Exterior Lighting Policy
- Drones and Unmanned Aircraft Policy
- Email Registration Policy
- Generator Policy
- Lightning Rods Use Policy
- Pandemic Policy
- Records Production, Copying and Retention Policy
- Security Measures Policy

Document and Policy Review *(2 of 2)*

- Cap Fee Increase
- CC&R's -Article 4.5 - Paragraph C

December 2023 Balance Sheet

Balance Sheet Report

The Resort HOA

As of December 31, 2023

	<u>Balance Dec 31, 2023</u>	<u>Balance Nov 30, 2023</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1010 - CIT Bank Operating Account	63,672.78	40,396.43	23,276.35
1011 - CIT Bank Reserve Account	70,303.48	68,786.29	1,517.19
1140 - Money Market American National Bank-	108,856.73	108,787.43	69.30
1150 - Money Market - Inwood Bank	94,707.68	94,667.48	40.20
1500 - Security Deposit - Utilites	1,480.00	1,480.00	0.00
Total Assets	339,020.67	314,117.63	24,903.04
Receivables			
1400 - Accounts Receivable	78,987.96	92,840.98	(13,853.02)
Total Receivables	78,987.96	92,840.98	(13,853.02)
Other Assets			
1902 - Pre-Paid Expenses	0.00	8,333.00	(8,333.00)
Total Other Assets	0.00	8,333.00	(8,333.00)
Total Assets	418,008.63	415,291.61	2,717.02
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	77,760.87	4,111.27	73,649.60
2050 - Prepaid Dues	115,993.45	53,631.27	62,362.18
Total Liabilities	193,754.32	57,742.54	136,011.78
Total Liabilities	193,754.32	57,742.54	136,011.78
<u>Owners' Equity</u>			
Equity			
3900 - Retained Earnings	247,094.10	247,094.10	0.00
Total Equity	247,094.10	247,094.10	0.00
Total Owners' Equity	247,094.10	247,094.10	0.00
Net Income / (Loss)	(22,839.79)	110,454.97	(133,294.76)
Total Liabilities and Equity	418,008.63	415,291.61	2,717.02

December 2023 Income Statement Summary

Income Statement Summary The Resort HOA

December 01, 2023 thru December 31, 2023

	Current Period			Year to Date (12 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	2,903.79	12,339.08	(9,435.29)	1,294,457.02	1,880,173.88	(585,716.86)	1,880,173.88
Total Income	2,903.79	12,339.08	(9,435.29)	1,294,457.02	1,880,173.88	(585,716.86)	1,880,173.88
Total General & Administrative	54,084.45	54,637.00	(552.55)	590,245.96	609,410.00	(19,164.04)	609,410.00
Total Taxes	2,670.98	0.00	2,670.98	2,685.39	3,370.00	(684.61)	3,370.00
Total Insurance	0.00	972.10	(972.10)	26,311.03	18,668.10	7,642.93	18,668.10
Total Utilities	2,885.45	3,500.00	(614.55)	37,772.50	41,987.00	(4,214.50)	41,987.00
Total Infrastructure & Maintenance	71,828.50	87,906.32	(16,077.82)	575,152.17	1,085,057.32	(509,905.15)	1,085,057.32
Total Landscaping	4,729.17	7,624.58	(2,895.41)	85,129.76	99,549.00	(14,419.24)	99,549.00
Total Reserves	0.00	22,132.46	(22,132.46)	0.00	22,132.46	(22,132.46)	22,132.46
Total Expense	136,198.55	176,772.46	(40,573.91)	1,317,296.81	1,880,173.88	(562,877.07)	1,880,173.88
Net Income / (Loss)	(133,294.76)	(164,433.38)	31,138.62	(22,839.79)	0.00	(22,839.79)	0.00

Community Updates & Future Projects

Community Updates

- Fence –North Entrance
- Upgrade to Marina Area
- Main Entrance Upgrades
- Drainage Easement Improvements
- Gate Repairs

Future Projects

- Lakeside Drive Improvements
- Erosion Control
 - Eagles Nest Narrows & Indian Creek



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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

www.theresortateaglemountainlakehoa.com

Adjourn Open Session Move into Executive



The Resort

at Eagle Mountain Lake

Homeowners Association

Thank You For

A T T E N D I N G

For any 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.