



Tuesday, January 24, 2017

6:30pm – 7:30pm

Lancaster Elementary

1109 W. Main Street

Lancaster, TX 75146

Annual Meeting 2017

Agenda

- Call Meeting to Order
- Establish Quorum
 - 10% = 117 Homeowners either in person or by proxy
- Introduce Management Company
 - Ron Corcoran, Owner
 - Michael Morgan, Director of Association Management
 - Chris Hoofnagle, Association Manager
- Board Election (1) position
 - Candidates
 - Floor Nominations
- 2016 Financials
 - 2016 Financials
 - 2017 Proposed Budget
- Election Result
- Community Updates
- Developer Updates
- Compliance
- Adjournment
- Q&A



Election of Director

- Candidates
- Floor Nominations
- Ballots

2016 Year End Financial Information

Income Statement Summary Bear Creek Ranch Homeowners December 01, 2016 thru December 31, 2016

	Year to Date (12 months)		
	Actual	Budget	Variance
Total Income	318,819.80	239,660.00	79,159.80
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Reserve Contribution	0.00	33,561.00	(33,561.00)
Total General & Administrative	69,977.86	59,750.00	10,227.86
Total Taxes	225.75	75.00	150.75
Total Insurance	5,641.85	8,074.00	(2,432.15)
Total Utilities	19,907.16	24,100.00	(4,192.84)
Total Infrastructure & Maintenance	50,701.96	15,800.00	34,901.96
Total Pool	97,152.83	56,300.00	40,852.83
Total Landscaping	51,806.25	42,000.00	9,806.25
Total Expense	295,413.66	239,660.00	55,753.66
Net Income / (Loss)	23,406.14	0.00	23,406.14

2017 Proposed Financial Information

Budget - Summary Bear Creek Ranch Homeowners 2017 Proposed Budget

Account	Description	2016 Budget	2017 Budget	Budget % Change
4000 - Income		239,660.00	298,125.00	24.39%
Total Income		239,660.00	298,125.00	24.39%
5100 - General & Administrative		57,950.00	77,885.00	34.40%
5200 - Taxes		75.00	250.00	233.33%
5300 - Insurance		8,074.00	5,500.00	(31.88%)
6000 - Utilities		24,100.00	20,950.00	(13.07%)
6200 - Infrastructure & Maintenance		15,800.00	32,850.00	107.91%
6300 - Pool		56,300.00	86,500.00	53.64%
6400 - Landscaping		42,000.00	44,600.00	6.19%
Total Expense		204,299.00	268,535.00	31.44%
Net Income		35,361.00	29,590.00	(16.32%)

Community Updates

Action Item from January 5 Town Hall:

- Cut back overgrowth at main entrances.
 - **Completed.**

- Crime watch Sign placement.
 - **Installed by end of next week.**

- Trail Maintenance improvements.
 - **Receiving bids for work this week.**

- Increase lighting at main entrance.
 - **Receiving bids for work this week.**

- Install lighting for Flag at entrance.
 - **Receiving bids for with this week.**

Community Updates

- Swing set repairs.
- Amenity Center roof repairs.
- Litter pick-up in community, ongoing.
- Litter pick-up along walking trail.
- Installed 7-camera security monitoring system a pool area.
- Fence Repairs on Bradberry.
- Street light repairs throughout community.
- Light post repair at monument.
- Maintained weeds around common areas.
- Repaired amenity center areas, bathrooms, pool equipment room.
- Splash park pumps replacement.
- New pool maintenance company.
- Repaired cable box damage on Candace Drive.
- Removed graffiti on Bradberry Drive.

Projects in Progress

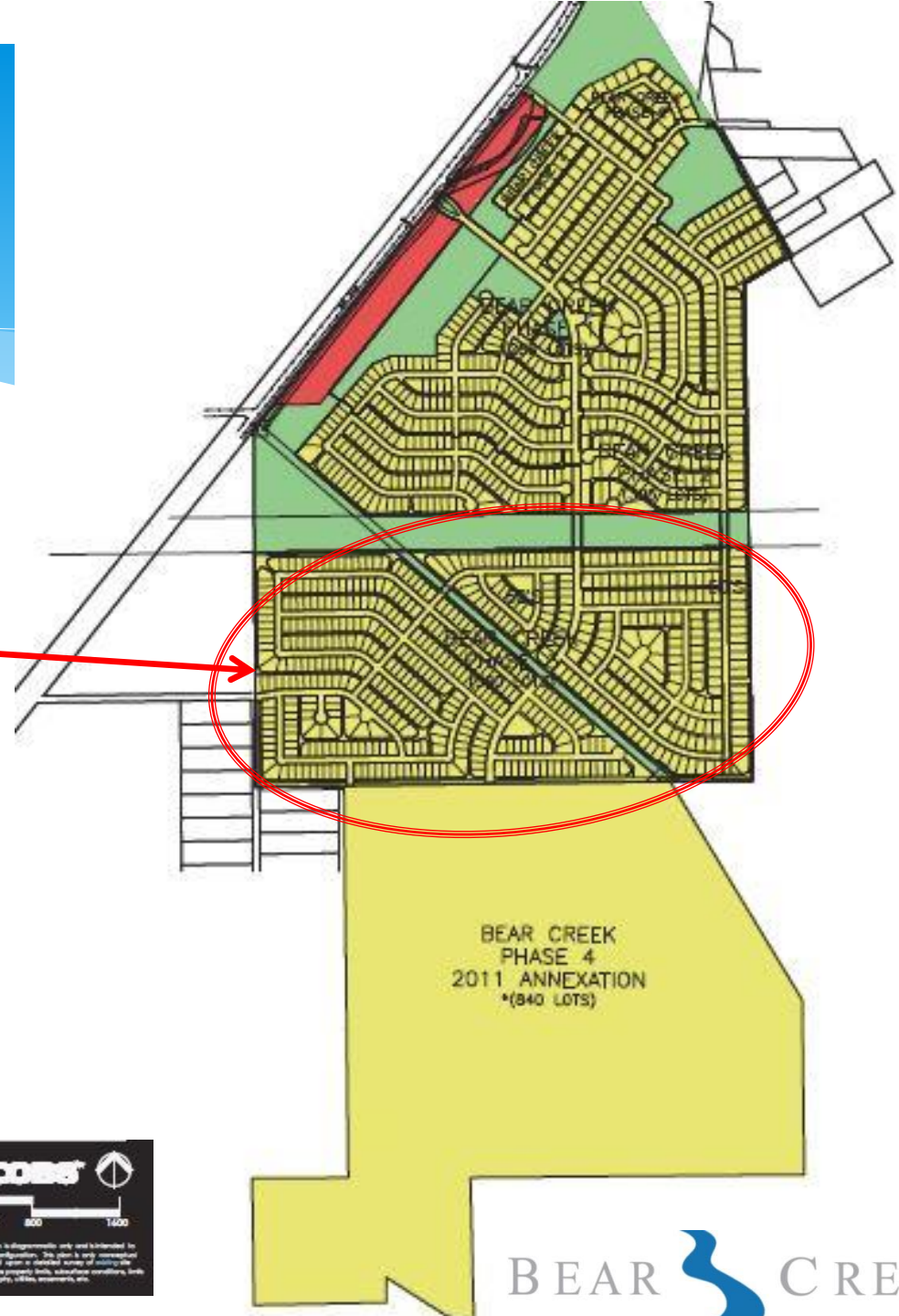
- Trail maintenance improvements underway.
- Street light repairs underway.
- Crime watch signs at entrances and amenity center.
- Street sign improvements coordination with county.
- Water fall repairs evaluation.
- Lighting improvements at entrance.
- Open space maintenance improvements.
- Compliance enforcement frequency increases.
- Playground refurbishing and improvements.
- Monthly newsletters planned.
- Web submission/communication format improvements.
- Remove large stones and install canopy in current amphitheater area inside the pool.
- Repair holes in canopy by the pool.

Developer Updates



➤ Homeowners	501
➤ Builders	74
➤ Developer	594
➤ Total Lots	1169

Land Plan

Phase 3:



LEGEND

	MUD No. 1 - SINGLE-FAMILY RESIDENTIAL
	MUD No. 1 - OPEN SPACE
	MUD No. 1 - COMMERCIAL

BEAR CREEK
PHASE 4
2011 ANNEXATION
*(840 LOTS)

LANCASTER MUNICIPAL UTILITY DISTRICT NO. 1
LAND USE EXHIBIT

BEAR CREEK
CITY OF LANCASTER
DALLAS COUNTY, TEXAS
JULY 2015

CTMST BEAR CREEK, LLC
1800 VALLEY VIEW LANE SUITE 300
FARMERS BRANCH, TX 75234
(469)892-7200



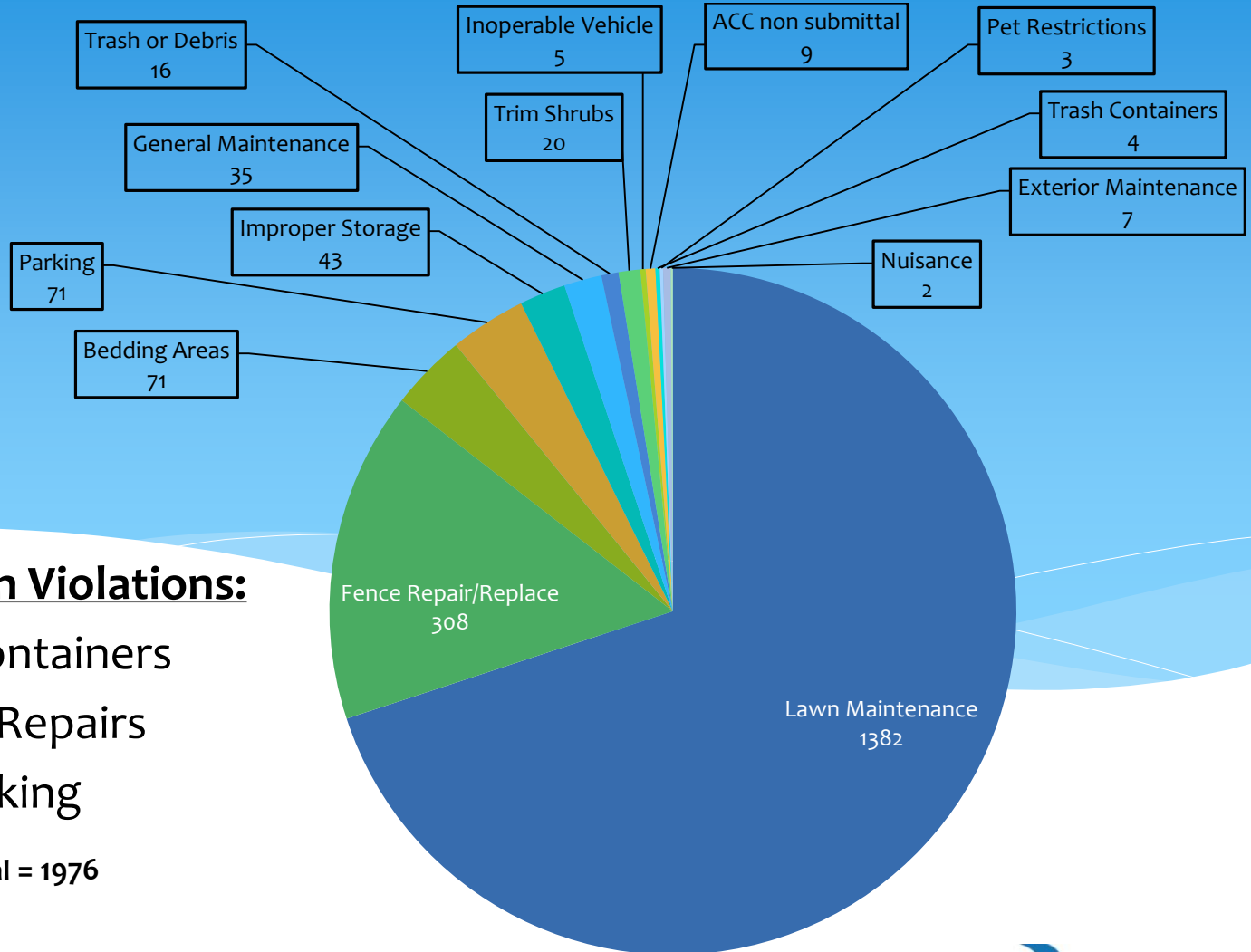
NOTE: This plan is diagrammatic only and is intended to show general location. This plan is not intended to be used as a substitute for a detailed survey of existing site conditions, including property lines, easements, encroachments, etc.

BEAR CREEK

Compliance Operations Overview

- Inspections conducted each week.
- 2 notices are sent before a
 - One courtesy notice and one violation letter.
- Other important information:
 - 10 days to correct violation after each notice.
 - Fine amount is up to \$100, loss of common area use.
 - Self Help

Covenant Violations 2016



Most Common Violations:

- Trash containers
- Fence Repairs
- Parking

2016 Total = 1976

The Role of Essex Association Management L.P.

Essex Association Management LP was selected by the Board of Directors to provide the professional management services for Bear Creek Ranch Homeowners Association, Inc. These services include collecting association assessments, maintaining the association's books and records, enforcing the deed and use restrictions in the CC&R and performing regular inspections of the common areas and individual homes.

What your assessments pay for

- The cost of repairs and general maintenance of the association assets, including the swimming pool facilities, the park areas and ponds.
- The general maintenance of all common area landscaping and irrigation.
- The cost of electricity for common areas and street lights.
- The cost of water for the swimming pool and irrigation system.
- Miscellaneous common area maintenance and repairs (as needed).
- Legal services that may be required to enforce the association's restrictive covenants and/or collection of assessments.
- Insurance premiums.
- All corporate tax obligations.
- The cost of correspondence with homeowners' postage, copies and so on.
- The cost of professional management services, including a dedicated staff.

Volunteer for YOUR Community!

Your HOA is looking for volunteers.

- Social Committee
- Newsletter Committee
- Welcome Committee
- Crime Watch Committee
- Landscaping Committee
- Welcome Committee

To volunteer complete the Volunteer Form online!

www.bearcreekranchhoa.com

- Modification Request Forms
- Annual Profit and Loss Statements
- Governing Documents
- Pool Rules
- Important Phone Numbers
- Bulletin Board
- Email updates: Sign up Now!
- Important Log on using your email address; Update your contact info so we can email meeting notices and important community information
- ***Web Submissions Coming in 2017:** *An easier way to submit requests and concerns through your community website!*

Office Information

Monday-Friday
9:00AM-5:00PM

Essex Association Management L.P.
1512 Crescent Dr. Suite 112
Carrollton, Texas 75006
972-428-2030
469-342-8205 Fax
www.bearcreekbranchhoa.com Email

➤ After Hours Emergency Line: 1-888-740-2233



Adjourn



Q & A

2017