



**2021 Town Hall Meeting**

Tuesday, August 10, 2021 at 6:00pm



**Onsite: Pool Amenity Center Parking Lot**

[www.bearcreekbranchhoa.com](http://www.bearcreekbranchhoa.com)

# Meeting Conduct

- Meeting will be conducted in an orderly manner.
- Only one person should speak at a time.
- Raise your hand for questions.
- Person or persons that are not conducting themselves in an appropriate manner will be asked to leave.



**Thank you for attending!**

**Let's make this a productive meeting!**

# Agenda

- Call Meeting to Order
- Introduction of Board Member
  - Brian Davis
- Introduction of Essex Association Management, L.P. Representatives
  - Sean Corcoran, Director of Operations
  - Brendon Herrera, Community Association Manager
- Special Guest Speaker
  - Dallas Sheriff's Department: Lt. J. Barker Page 1
- Financial Review
  - 2020 Y-T-D Income Statement as of December Page 2
  - June 2021 Balance Sheet & Income Statement Page 3-4
- Community Updates
  - Projects in Progress/Completed Page 5-6
- Homeowner Q & A Page 7
- Adjournment Page 8

# Guest Speaker

## Lieutenant Jerry Barker #493

- 30 years with the Dallas Sheriff's Department
- Currently 2<sup>nd</sup> Watch commander of the Traffic/ Patrol Division
- Patrolman and former crime scene detective
- Graduate of Texas Tech University



## 3 Factors Must be Present for Crime:

- ❖ **Desire**      ❖ **Ability**      ❖ **Opportunity**

## As citizens you have a great impact on the 3<sup>rd</sup> factor

### At Home:

1. Lighting - Exterior & Interior
2. Door Viewers – Demand proper ID from strangers
3. Lock doors & don't leave spare keys outside
4. Have keys in hand & ready for immediate use
5. Hide or destroy all boxes of expensive items when throwing away
6. Shred all important documents when finished with them
7. Do not answer personal questions about your home, such as alarm status
8. Help each other, trusted neighbors

### Walking:

1. Always use planned routes, never walk alone at night. Walk with a friend, family member, or dog
2. Use well lit routes, avoid dark areas, alleys or bushy areas
3. Carry shriek alarms, whistles or pepper spray while walking
4. Always be aware of surroundings, look behind you frequently.
5. Do not have large amount of money on person or wear expensive jewelry.
6. Do not resist an armed robber. If in that situation, comply because your life & safety outweighs any personal property. Then call us immediately.

### Driving / Cars:

1. Always look inside vehicle before entering it – back seat, etc.
2. Always lock doors when leaving the vehicle & when you enter the vehicle to drive - lock doors immediately
3. Do not give rides to strangers.
4. If a stranger approaches while you're in the car, keep window up, doors locked and engine running.
5. Honk horn to draw attention if needed.
6. Park in well lit areas
7. Do not leave anything valuable & in site in the vehicle.

**If you witness a crime or suspicious activity, please call 911 immediately & we will get there.**

# 2020 Year to Date Income Statement Summary

## Income Statement Summary Bear Creek Ranch Homeowners December 01, 2020 thru December 31, 2020

	Current Period			Year to Date (12 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	1,658.95	3,487.00	(1,828.05)	287,866.34	276,480.00	11,386.34	276,480.00
Total Income	1,658.95	3,487.00	(1,828.05)	287,866.34	276,480.00	11,386.34	276,480.00
Total General & Administrative	5,673.36	7,097.00	(1,423.64)	76,728.81	70,595.00	6,133.81	70,595.00
Total Taxes	0.00	24.00	(24.00)	113.96	300.00	(186.04)	300.00
Total Insurance	542.06	0.00	542.06	8,134.81	5,000.00	3,134.81	5,000.00
Total Utilities	1,565.23	1,342.00	223.23	21,846.68	16,100.00	5,746.68	16,100.00
Total Infrastructure & Maintenance	9,136.55	2,991.00	6,145.55	59,608.49	28,992.00	30,616.49	28,992.00
Total Pool	3,528.65	5,737.00	(2,208.35)	97,302.75	101,540.00	(4,237.25)	101,540.00
Total Landscaping	2,687.55	4,375.00	(1,687.45)	27,097.98	52,500.00	(25,402.02)	52,500.00
Total Reserves	1,453.00	1,453.00	0.00	1,453.00	1,453.00	0.00	1,453.00
Total Expense	24,586.40	23,019.00	1,567.40	292,286.48	276,480.00	15,806.48	276,480.00
Net Income / (Loss)	(22,927.45)	(19,532.00)	(3,395.45)	(4,420.14)	0.00	(4,420.14)	0.00

# June 2021 Balance Sheet

	<u>Balance Jun 30, 2021</u>	<u>Balance May 31, 2021</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Assets</b>			
1010 - CIT Bank Operating Account	263,661.39	281,279.19	(17,617.80)
1011 - CIT Bank Reserve Account	35,378.39	35,374.03	4.36
<b>Total Assets</b>	<b>299,039.78</b>	<b>316,653.22</b>	<b>(17,613.44)</b>
<b>Receivables</b>			
1400 - Accounts Receivable	155,246.02	167,171.62	(11,925.60)
<b>Total Receivables</b>	<b>155,246.02</b>	<b>167,171.62</b>	<b>(11,925.60)</b>
<b>Other Assets</b>			
1902 - Prepaid Expenses	0.00	290.38	(290.38)
<b>Total Other Assets</b>	<b>0.00</b>	<b>290.38</b>	<b>(290.38)</b>
<b>Total Assets</b>	<b>454,285.80</b>	<b>484,115.22</b>	<b>(29,829.42)</b>
<b><u>Liabilities</u></b>			
<b>Liabilities</b>			
2000 - Accounts Payable	19,983.40	11,225.27	8,758.13
4902 - Insurance Claim	30,597.83	30,597.83	0.00
<b>Total Liabilities</b>	<b>50,581.23</b>	<b>41,823.10</b>	<b>8,758.13</b>
<b>Total Liabilities</b>	<b>50,581.23</b>	<b>41,823.10</b>	<b>8,758.13</b>
<b><u>Owners' Equity</u></b>			
<b>Equity</b>			
3000 - Opening Bal Equity	30,322.18	30,322.18	0.00
3900 - Retained Earnings	236,970.32	236,970.32	0.00
<b>Total Equity</b>	<b>267,292.50</b>	<b>267,292.50</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>267,292.50</b>	<b>267,292.50</b>	<b>0.00</b>
<b>Net Income / (Loss)</b>	<b>136,412.07</b>	<b>174,999.62</b>	<b>(38,587.55)</b>
<b>Total Liabilities and Equity</b>	<b>454,285.80</b>	<b>484,115.22</b>	<b>(29,829.42)</b>

# June 2021 Income Statement Summary

## Income Statement Summary Bear Creek Ranch Homeowners

June 01, 2021 thru June 30, 2021

	Current Period			Year to Date (6 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	(539.23)	6,020.00	(6,559.23)	283,238.29	282,605.00	633.29	330,580.00
Total Income	(539.23)	6,020.00	(6,559.23)	283,238.29	282,605.00	633.29	330,580.00
Total General & Administrative	4,753.64	5,001.00	(247.36)	37,575.13	34,098.00	3,477.13	69,745.00
Total Taxes	4,336.06	12.00	4,324.06	4,336.06	75.00	4,261.06	150.00
Total Insurance	0.00	0.00	0.00	10,980.98	7,550.00	3,430.98	7,550.00
Total Utilities	975.03	2,390.00	(1,414.97)	5,752.47	14,340.00	(8,587.53)	28,680.00
Total Infrastructure & Maintenance	4,696.04	4,116.00	580.04	17,972.49	30,446.00	(12,473.51)	55,192.00
Total Pool	5,138.89	8,453.00	(3,314.11)	39,349.00	50,720.00	(11,371.00)	101,440.00
Total Landscaping	18,148.66	4,042.00	14,106.66	30,860.09	24,250.00	6,610.09	48,500.00
Total Reserves	0.00	0.00	0.00	0.00	0.00	0.00	19,323.00
Total Expense	38,048.32	24,014.00	14,034.32	146,826.22	161,479.00	(14,652.78)	330,580.00
Net Income / (Loss)	(38,587.55)	(17,994.00)	(20,593.55)	136,412.07	121,126.00	15,286.07	0.00

# Projects in Progress

## **Pool & Cabana**

- Replaster the pool.
- Resurface the pool deck.
- Additional picnic tables.
- Additional benches.
- Additional security service.

## **Landscaping**

- Clearing of the walking trails.
- Add Decomposed Granite to link to trail on Driftwood & Carnaby.
- Remove silt fence poles from common area on Passage Way.
- Trim and raise trees on Bradberry Drive.

## **Common Area**

- Texas Parks & Wildlife Grant Application.
- Install missing sidewalks along Bradberry Drive.
- Install missing sidewalk on Driftwood & Carnaby.
- Additional lighting along trail entrances on Bradberry Drive.
- Repair 9 street lamps that are out, and replace with LED's.
- Repair uneven sidewalk panels around pool parking lot.

# Completed Projects

## Pool & Cabana Repairs

- Replaced pool pump & filter from winter damage.
- Added 8 security cameras.
- Added “No Trespass” & “Video Surveillance” Signs.
- Added Internet WIFI access.

## Common Area

- Repaired common fence around playground area.
- Spot repairs to common fence along Bradberry Dive.

## Landscaping

- Replaced dead landscape at entrance and pool. (Winter Damage)
- Added Mulch to common flower beds.
- Added sod in front of pool house.
- Replaced flowers in front of pool house.



# Adjournment

Thank You For

A T T E N D I N G

BEAR  CREEK  
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

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