

Travis Ranch Property Owner's Association
Kenneth D. Uding,
Member-at-Large, Homeowner Board of Director
Vice-President, Advisory Committee (Residents)

November 7, 2018

Dear fellow Travis Ranch Homeowner:

Hi! I am writing this letter to you to give you some information about the forthcoming Annual Meeting of the Travis Ranch HOA (Tuesday, November 27) and about other items in this "Notice" for that meeting which is put together by the HOA's management company, Essex Management. This "Notice" is being sent as is required both by Texas law and the "Governing Documents" of Travis Ranch HOA. But first you'll want to know about me.

I have been a resident since 2010 and have been active in the volunteer committees since 2013. In 2015 Essex Management formed the "Advisory Board" of resident volunteers to oversee the volunteer activities of the HOA. It has also actively represented the interests of the residents to Essex Management and has cooperated with their personnel to maintain the quality and appearance of the community while trying to minimize unnecessary conflict.

The basic responsibility for Travis Ranch is invested in the Board of Directors, the members of which for the first ten years were solely appointed by the "Declarant" (sort of the original investor-developer). This is provided for in the "Governing Documents" (which the Declarant wrote) and which we all signed onto (although probably only vaguely aware) when we bought our home. However, Texas law required that after ten years this HOA must include on that Board at least one-third representation elected by the residents. In April 2017 I was elected by the residents and have served on the Board of Directors since that time (along with the two members appointed by the "Declarant"), representing directly the interests of the community and, when proper, have also reported to the residents' Advisory Committee. Please understand that in my position as Director I recognize my responsibility to each homeowner in Travis Ranch; it is my sincere intent to fully carry out that duty to the best of my ability. This letter is one way of my doing that.

The 2018 Annual Meeting - November 27, 2018

Travis Ranch HOA is still in its initial phase known as the "Declarant Control Period." Under the conditions currently prevailing (as determined primarily by the "Governing Documents" as included in the contract you signed) the "Annual Meeting" has no real ability to do anything of significance despite the legal format and terminology of the "Notice" and the "Proxy". (That will however, apparently change somewhat in December 2019 with the termination of the Declarant Control period.)

YES! ATTEND THIS MEETING - it is important. Why? First, because you will meet the people responsible for the practical operation of Travis Ranch HOA: Essex Management. When you have a problem, it helps to know the actual person you'll be

dealing with. You'll also want to meet the fellow residents who volunteer their time without pay to serve your interests on the Advisory Board Committee and other volunteer committees. You'll also meet other interested residents of this community.

Regarding the other three documents in the mailing all prepared by Essex Management: "Notice", "Proxy" and "Agenda". These are "legal" documents some of whose language has to meet legal requirements actually set forth largely for later times when the Annual meeting of the HOA has real responsibility and authority. Since there is no election of any kind and there is no issue for which a vote is going to be taken, obtaining a "quorum" has no practical meaning and is virtually impossible; therefore the Proxies do not achieve any practical purpose. NOTE: You do NOT need your Proxy (either mailed ahead or carried in) to be admitted to this meeting.

(You do have the right to assign your Proxy to any other member going to the meeting, personally give them or mail ahead your Proxy.)

YES, THERE WILL BE A "MEETING". That is, if by a "meeting" is meant the assembly of residents and the report to them both by their leaders and the HOA management, a gathering conducted just as it has been every year. (Any reference to "no meeting" is nothing more than a required legalistic reference communicating the assembly's lack of any authority without a quorum.

YOU DO WANT TO BE THERE. The Travis Ranch homeowner members need to be involved and concerned. It is well known that when a significant number of residents in a community become actively involved, it is a happier and safer place to live and the values of their homes rises.

Please come in by 6:15 on Tuesday, November 27th and meet your neighbors. Of course, I as your Board representative look forward to meeting you there, as do all the members of the Advisory Board Committee.

For a better community, sincerely,

Kenneth D. Uding

Note: This letter is an attempt to communicate some elements of the practical effects both of the "Governing Documents" and of Texas law, as I can best understand them. I am not a lawyer nor have these statements be reviewed by counsel but it is believed that these clarifications will contribute to the best understanding of the homeowners. Any statement found to not be in harmony with the text or intent of the above references should be ignored.