



2017 Annual Meeting

Date: Monday, November 13 , 2017

Time: 6:30pm-7:30pm

Location: Lewis Elementary School Cafeteria
1309 Luckenbach Drive
Forney, Texas 75126
(972) 564-7102

Agenda

- Call meeting to order
- Establish Quorum 10%
- Review minutes from November 2, 2016 Annual Meeting
- Financials
 - 2016 Year End Review
 - 2017 Year to Date Review (September)
- Community Updates
- Projects In Progress
- Developer Updates
- Compliance Overview
- Web Submission Reporting
- Adjourn

Travis Ranch Advisory Committee Members:

- Brian O'Dell, President
- Kenneth Uding, Vice President and Board of Director Homeowner representative
- Val Bryant, Secretary
- Amy Johnson, Social Committee
- Becka Wathen, Communications
- Denish Wilson-Owens, Social Committee
- Randy Miller, Member at-large

Members of the Essex Management Team:

- Michael Morgan, Director of Association Services
- Chris Hoofnagle, Association Manager
- Suzanne Henry, Essex Support

Financials: 2016 Year End Review

Income Statement Report Travis Ranch Property Owners December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Total Income	1,913.60	43,734.00	(41,820.40)	526,885.56	524,810.00	2,075.56	524,810.00	(2,075.56)
Total Travis Ranch Property Owners Income	1,913.60	43,734.00	(41,820.40)	526,885.56	524,810.00	2,075.56	524,810.00	(2,075.56)
Total Expenses	100,150.00	100,150.00	0.00	100,150.00	100,150.00	0.00	100,150.00	0.00
Total General & Administrative	14,311.24	9,444.00	4,867.24	121,778.68	120,785.00	993.68	120,785.00	(993.68)
Total Taxes	0.00	0.00	0.00	4,740.24	3,500.00	1,240.24	3,500.00	(1,240.24)
Total Insurance	0.00	1,667.00	(1,667.00)	11,724.00	23,275.00	(11,551.00)	23,275.00	11,551.00
Total Utilities	2,714.43	2,750.00	(35.57)	32,466.57	33,000.00	(533.43)	33,000.00	533.43
Total Infrastructure & Maintenance	16,612.22	4,842.00	11,770.22	51,887.04	43,600.00	8,287.04	43,600.00	(8,287.04)
Total Pool	1,799.12	3,916.00	(2,116.88)	61,117.55	84,000.00	(22,882.45)	84,000.00	22,882.45
Total Landscaping	20,848.96	6,208.00	14,640.96	128,042.71	96,500.00	31,542.71	96,500.00	(31,542.71)
Total Irrigation Maintenance	0.00	1,667.00	(1,667.00)	1,886.94	20,000.00	(18,113.06)	20,000.00	18,113.06
Total Capital Improvements	0.00	0.00	0.00	5,051.70	0.00	5,051.70	0.00	(5,051.70)
Total Travis Ranch Property Owners Expense	156,435.97	130,644.00	25,791.97	518,845.43	524,810.00	(5,964.57)	524,810.00	5,964.57
Total Travis Ranch Property Owners Income /	(154,522.37)	(86,910.00)	(67,612.37)	8,040.13	0.00	8,040.13	0.00	(8,040.13)
Total Association Net Income / (Loss)	(154,522.37)	(86,910.00)	(67,612.37)	8,040.13	0.00	8,040.13	0.00	(8,040.13)

Financials: 2017 Year to Date (September)

Income Statement Report Travis Ranch Property Owners September 01, 2017 thru September 30, 2017

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Total Income	11,729.17	5,905.00	5,824.17	632,141.70	578,739.00	53,402.70	596,450.00	(35,691.70)
Total Travis Ranch Property Owners Income	11,729.17	5,905.00	5,824.17	632,141.70	578,739.00	53,402.70	596,450.00	(35,691.70)
Total General & Administrative	7,334.38	11,768.00	(4,433.62)	94,585.59	93,333.00	1,252.59	127,899.00	33,313.41
Total Taxes	0.00	396.00	(396.00)	3,559.92	3,563.00	(3.08)	4,750.00	1,190.08
Total Insurance	1,101.26	1,083.00	18.26	12,385.91	13,025.00	(639.09)	16,275.00	3,889.09
Total Utilities	4,269.28	3,147.00	1,122.28	28,511.88	28,313.00	198.88	37,750.00	9,238.12
Total Infrastructure & Maintenance	1,610.32	3,342.00	(1,731.68)	38,934.05	55,651.00	(16,716.95)	83,175.00	44,240.95
Total Pool	7,117.73	5,209.00	1,908.73	78,280.85	86,708.00	(8,427.15)	102,500.00	24,219.15
Total Landscaping	8,156.64	16,000.00	(7,843.36)	74,032.20	93,000.00	(18,967.80)	122,000.00	47,967.80
Total Irrigation Maintenance	4,657.45	1,667.00	2,990.45	24,858.68	22,500.00	2,358.68	27,500.00	2,641.32
Total Travis Ranch Property Owners Expense	34,247.06	42,612.00	(8,364.94)	355,149.08	396,093.00	(40,943.92)	521,849.00	166,699.92
Total Travis Ranch Property Owners Income /	(22,517.89)	(36,707.00)	14,189.11	276,992.62	182,646.00	94,346.62	74,601.00	(202,391.62)
Total Association Net Income / (Loss)	(22,517.89)	(36,707.00)	14,189.11	276,992.62	182,646.00	94,346.62	74,601.00	(202,391.62)

Community Updates

- Splash park resurfacing
- Pool toys painted
- Repaired mechanical issues at the pool
- Installed chain link fence and lock to the pump area
- Fence staining and repairs on Boulevard and FM 740
- Tree replacements (15) on Travis Ranch Boulevard
- Landscape improvements on Travis Ranch Boulevard
- Fence refurbishment at Amenity Center
- Irrigation water line repairs
- Guard rail repairs
- Crosswalks replacement on Travis Ranch Boulevard
- Lane striping replacement on Travis Ranch Boulevard
- Towing enforced in the community
- Replaced bulbs in streetlights
- Put the sidewalk policy on the website
- Put MUD information on the website
- Trash porter

Projects In Progress

- Wrought Iron fence at pool area
- Travis Ranch Boulevard landscaping
- Fence repairs and painting
- Refurbishing flower beds at entrances
- Streetlight repairs ongoing
- Park area landscaping turf improvements
- Soccer field at Rains County Road and FM 740
- Roof repairs at pool pavilion
- New fence along FM 740
- Holiday lighting

Developer Updates

- Total Lots
 - 3,252
- Homeowners
 - 1,371
- Builder Lots
 - 134

Lots under development:

- Phase 2C: At corner of Rains County Road and FM 740: 223 lots
- Phase 3D-1: At corner of Mule Deer Road and Travis Ranch Blvd: 77 lots
- Phase 3D-2 Currently not annexed into Travis Ranch: 139 lots

KAUFMAN COUNTY, TX



Phone (214) 473-4640 2740 North Dallas Parkway #260
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.

500' _____
1000' _____
1500' _____
BOUNDARIES ARE APPROXIMATE.

08-01-2016
0008827.01



Travis Ranch

Compliance Operations Overview

- Inspections conducted at least once each week
- 2 notices are sent before a fine is issued
 - One courtesy notice and one final letter
- Other important information
 - 10 days to correct violation after notice
 - Fine amount is up to \$100, loss of common area uses
 - HOA may initiate self help

Compliance Reporting

Association Activity

Travis Ranch Property Owners

From 1/1/2017 To 11/7/2017

Entered:	1360	Type	Count
		Lawn Maintenance	390
		Trash Containers	195
		Improper storage	180
		Parking	114
		Trash or Debris	95
		Weeds yard	77
		Fence repair/replace	70
		Bedding area(s)	50
		Trim shrubs	45
		ACC Non-Submittal	42
		General landscaping	40
		Fence staining	26
		Exterior maintenance	9
		Basketball goal	8
		Inoperable vehicle	8
		Nuisance	5
		Signage	4
		Pet Restrictions	2

Reinspections:	2449	Type	Count
		Lawn Maintenance	598
		Trash Containers	468
		Improper storage	311
		Parking	194
		Weeds yard	189
		Trash or Debris	180
		Fence repair/replace	116
		Bedding area(s)	96
		General landscaping	86
		Trim shrubs	61
		ACC Non-Submittal	57
		Fence staining	48
		Exterior maintenance	12
		Inoperable vehicle	11
		Nuisance	11
		Basketball goal	6
		Signage	4
		Pet Restrictions	1

Compliance Reporting (Continued)

Closed:	1905	Type	Count
		Lawn Maintenance	513
		Trash Containers	388
		Improper storage	205
		Trash or Debris	154
		Weeds yard	153
		Parking	149
		Fence repair/replace	83
		Bedding area(s)	68
		General landscaping	50
		Trim shrubs	46
		ACC Non-Submittal	37
		Fence staining	21
		Exterior maintenance	11
		Nuisance	10
		Inoperable vehicle	7
		Basketball goal	5
		Signage	3
		Pet Restrictions	2

Actions:	1641	Action	Count
		1st Notice	1215
		2nd Notice	298
		3rd Notice	94
		1st Fine	28
		2nd Fine	6

Hours on property:	102
Photo - New Inspection:	529
Photo - Reinspection:	496
Total Photos:	1,025

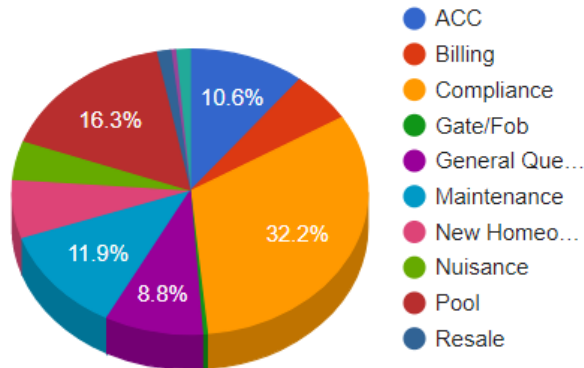
Web Submission Reporting

Travis Ranch HOA Community Charts

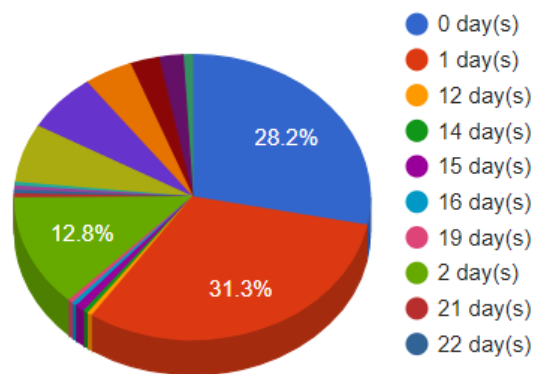
Conversation Started: 01/01/17 to 11/09/17

Total Number of Submissions for Date Range: 227

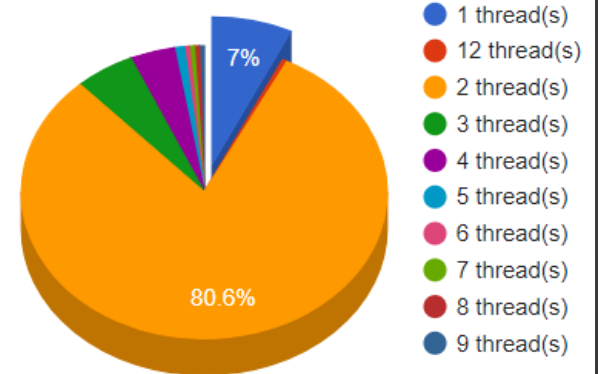
Statistics by Category



Statistics by Age



Statistics by Conversation Thread



What is a POA?

Travis Ranch Property Owners Association, Inc. is a non-profit organization created by a real estate developer, The Board of Directors, for the purpose of developing, managing and selling a development of homes.

POA's have the authority to enforce deed restrictions found in the Covenants, Conditions & Restrictions (CC &R's).

The POA is established to ensure that these restrictions are adhered to in order to maintain the quality and value of properties involved.

Membership is mandatory for all property owners within the development and includes a mandatory yearly assessment.

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 Travis Ranch Property Owners 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.

www.travisranchhoa.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 and contact info to receive email meeting notices and important community information



Office Information

Monday-Friday

9:00 AM - 5:00 PM

Essex Association Management L.P.

1512 Crescent Dr. Suite 112

Carrollton, Texas 75006

972-428-2030 phone

469-342-8205 fax

www.travisranchhoa.com

Adjourn



Travis Ranch

Property Owners Association