

# *The Ranches of Rock Creek Property Owners Association*

## **ANNUAL MEETING AGENDA September 10, 2024 at 5:00pm CST**

**Please join the Zoom Meeting from your computer, tablet or smartphone.**  
<https://us06web.zoom.us/j/87869885146?pwd=rVaqcatYYazUYaptsSm47kQqjs9ZC.1>

**Meeting ID:** 878 6988 5146

**Passcode:** 692745

**You can also dial in using your phone.**  
[346-248-7799](tel:346-248-7799)- Using the credentials stated above

Should quorum fail to be met for the Annual Meeting, the The Ranches of Rock Creek Homeowners Association will hold its Second annual meeting, as a self-governed association, on August 7, 2024 via Zoom. The meeting will be called to order at 12:05pm. The order of business will be:

- I.** Board Introductions/Notice of Quorum
- II.** Nominee Introductions
- III.** New Business
  - 2025 Budget Review
  - Community Updates
- IV.** Election Results
- V.** Resident Q & A
- VI.** Adjourn

## *The Ranches at Rock Creek 2025*

	2024	2024 thru June 2024	2025
	300.00 per lot		300.00 per lot
<b>Income:</b>			
Assessment Income	\$ 29,700.00	\$ 21,600.00	\$ 29,700.00
Interest Income	\$ 20.00	\$ 6.42	
<b>Total Income:</b>	<b>\$ 29,720.00</b>	<b>\$ 21,606.42</b>	<b>\$ 29,700.00</b>

General & Administrative			
Accounting Fees/ Tax Prep	\$ 400.00	\$ 400.00	\$ 400.00
Reserve Study	\$ 1,800.00	\$ -	\$ 1,800.00
Management Fees	\$ 3,600.00	\$ 2,310.00	\$ 3,600.00
Postage	\$ 300.00	\$ 18.57	\$ 300.00
Printing & Reproduction	\$ 300.00	\$ 27.55	\$ 300.00
Website- Portal Access	\$ 420.00	\$ 169.90	\$ 420.00
Holiday Decorations	\$ 400.00	\$ -	\$ 400.00
Social Events	\$ 500.00	\$ -	\$ 500.00
<b>Total G &amp; A</b>	<b>\$ 7,720.00</b>	<b>\$ 2,926.02</b>	<b>\$ 7,720.00</b>

Maintenance & Repairs			
General Maint./ Mailbox Repair	\$ 750.00	\$ 82.50	\$ 750.00
Landscape Maintenance		\$ 790.00	\$ 1,600.00
Landscape Repairs		\$ 790.00	\$ 1,250.00
Road Repairs	\$ 4,200.00	\$ -	\$ 5,500.00
<b>Total Maintenance &amp; Repairs</b>	<b>\$ 4,950.00</b>	<b>\$ 1,662.50</b>	<b>\$ 9,100.00</b>

Insurance			
D & O	\$ 1,000.00	\$ -	\$ 920.00
Master Policy	\$ 975.00	\$ -	\$ 975.00
<b>Total Insurance:</b>	<b>\$ 1,975.00</b>	<b>\$ -</b>	<b>\$ 1,895.00</b>

<b>Total Expenses:</b>	<b>\$ 14,645.00</b>	<b>\$ 4,588.52</b>	<b>\$ 18,715.00</b>
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<b>Operating Profit/Loss:</b>	<b>\$ 15,075.00</b>	<b>\$ 17,017.90</b>	<b>\$ 10,985.00</b>
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<b>Due to Road Reserve:</b>	<b>\$ 9,500.00</b>	<b>\$ 9,500.00</b>	<b>\$ 9,500.00</b>
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<b>Community Profit/Loss</b>	<b>\$ 5,575.00</b>	<b>\$ 7,517.90</b>	<b>\$ 1,485.00</b>
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***The Ranches of Rock Creek Property Owners  
Association 2024 Annual Meeting Ballot  
September 10, 2024 5:00 PM CST***

"By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting. You may submit an absentee ballot and later choose to attend any meeting in, in which case any in-person vote will prevail."

The homeowners will elect (3) THREE homeowner to the Board of Directors in accordance with the Bylaws recorded with Hill County \*\*ONE VOTE PER HOUSEHOLD. Nomination Bios have been provided beginning on page two.

**Please submit your completed absentee ballot no later than September 10, 2024 10:00AM.**

**Email:** [dkelly@propertymanagementgroup.org](mailto:dkelly@propertymanagementgroup.org)

**Fax:** 972-591-5625

**Mail:** The Ranches of Rock Creek Property Owners Association, 10340 Alta Vista Rd. #C, Fort Worth, TX 76244

**STEP ONE: PLEASE SELECT/ WRITE IN A TOTAL OF THREE (3) HOMEOWNERS TO THE BOARD**

<input type="checkbox"/> <b>Thomas Gulch</b>
<input type="checkbox"/> <b>Jack Frankenhauser</b>
<input type="checkbox"/> <b>Nathaniel Long</b>
<input type="checkbox"/> _____ (Write In)
<input type="checkbox"/> _____ (Write In)
<input type="checkbox"/> _____ (Write In)

**STEP 2: SIGN AND DATE**

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Email/Phone: \_\_\_\_\_

Homeowner Address: \_\_\_\_\_

## **Nomination Bios:**

### **Thomas Gulch:**

As a property owner and current POA member, that will be living in the community full time in September, I will continue to try and work with the management group to maintain and improve upkeep and appearances of our community, as well as challenge then on use of surplus funds that we contribute to every year that go unused. I am a Veteran, former IT manager now Solutions Architect, that is used to reviewing and managing budgets and projects of all sizes.

### **Jack Frankenhauser:**

My name is Jack Frankenhauser. I have lived in Ranches of Rock Creek for nearly two years. I have seen and lived with the neglect this development has been through. I would like to be involved in making it something we can be proud of. I have been a director, secretary, and president of several organizations with more than 200 members. This would not be my first rodeo. I'm an old man and don't mind stepping on a few toes if necessary. I don't intend to be a tyrant, but I do think that some of our most important covenants are being overlooked. If you want our community desirable and place you are proud to live in, vote for me and we will get this done.

### **Nathaniel Long:**

My name is Nathaniel Long. I am a Navy veteran and have been a Texas resident my whole life. I grew up in Joshua and moved down to Blum after I completed my service. Blum is my home and where I am raising my family.