

RANCH HOA – 2024 ANNUAL MEETING



FEBRUARY 13, 2024





RANCH HOA – 2024 ANNUAL MEETING

AGENDA

CALL TO ORDER AND INTRODUCTIONS

KELLI HUSEMAN

BOARD NOMINATIONS AND ELECTION

MACK HOUSE

2023 ACCOMPLISHMENTS

JOHN HENTHORNE

2024 GOALS

JOHN HENTHORNE

2023 FINANCIAL REVIEW AND 2024 BUDGET

RONNIE RAY

CC&R'S UPDATE

SUSAN FAIR

PK EAST VOLUNTEER FIRE DEPARTMENT

DAVID EASLEY, KIM DEMBROSY & DANNY WATKINS

DESIGN REVIEW BOARD UPDATE

SAM BROUS

AMENITIES PROJECT UPDATE

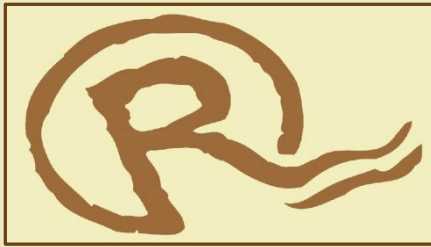
CHRIS SHOPPA

ANNOUNCEMENT OF ELECTION RESULTS

MACK HOUSE

ADJOURN





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CURRENT LEADERSHIP



Board of Directors	Design and Review Board
Brett Smith, President	Sam Brous, Chairperson
Ronnie Ray, Treasurer	Chris Shoppa
John Henthorne, Secretary	Christy Barnes
Susan Fair	Tim Hopkins, Consultant
Mack House	
John Pinkerton	
Troy Welch	





RANCH AND EQUESTRIAN CENTER STAFF

Ranch Staff Members

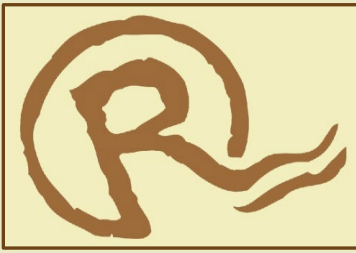
Kelli Huseman, Ranch Manager

Ranch Access Control/Brivo System -

Patrick Adams and RJ McKee



THANK YOU FOR ALL THAT YOU DO!



RANCH AND EQUESTRIAN CENTER STAFF

Ranch Staff Members

Ramiro Castenada, Maintenance Manager

Santo Castenada, Maintenance Staff

Amalia Castenada, Beautification Manager

Mark Flippo, Barn



THANK YOU FOR ALL THAT YOU DO!



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BOARD NOMINATIONS AND ELECTION

RANCH OWNER ASSOCIATION (ROA) BOARD

- VOLUNTEERS
- MEETS ONCE PER MONTH (3RD TUESDAY OF MONTH)
- PROVIDES GUIDANCE TO KELLI AND THE STAFF, RESPONSIBLE FOR OVERALL STEWARDSHIP OF THE RANCH FOR THE BENEFIT OF THE OWNERS
- MANAGES LITIGATION, ACCESS ISSUES, TECHNICAL ISSUES
- APPOINTS THE DESIGN REVIEW BOARD





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2023 ACCOMPLISHMENTS

ROADS
SUNSET CIRCLE
PALOMINO TRIAL



MAIN GATE



2012 Ford F-350

2023 John Deere Gator





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2023 ACCOMPLISHMENTS



TX
A&M
Forest
Service
Grant





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2024 GOALS

TRAILER STORAGE AREA

VOTE ON REVISED CC&R'S

AMENITIES UPGRADES

INCREASE BARN ACTIVITY

CONTINUATION OF TEXAS A&M FOREST SERVICE GRANT

CONTINUATION OF ROAD IMPROVEMENTS





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2023 ACTUAL FINANCIAL RESULTS

NET GAIN FROM OPERATIONS (INCLUDING BARN)

\$37,775 [ADDED TO RESERVES]

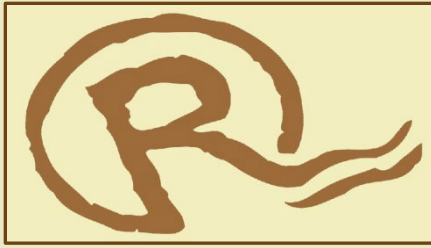
INCREASE IN RESERVE FOR CAPITAL

\$60,850

CAPITAL EXPENDITURES

\$133,792



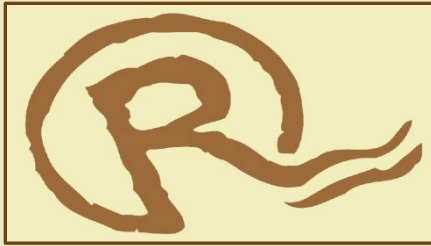


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2023 CAPITAL EXPENDITURES

ROADS	\$50,550
EQUIPMENT	\$49,972
MAIN GATE	\$24,953
BUILDING	\$ 5,848
SECURITY	\$ 2,439





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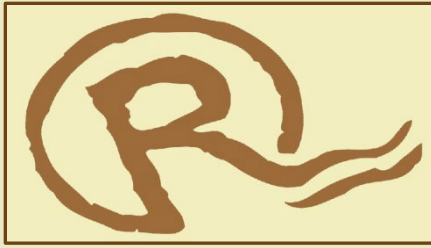
2024 BUDGET

INCREASE IN ANNUAL ASSESSMENT OF \$200 PER LOT

BUDGETED CAPITAL EXPENDITURES

ROADS	\$66,000
POOL	\$60,000
EQUIPMENT	\$20,000
TRAILER STORAGE	\$15,000
SECURITY	\$10,000
CHEMICAL BUILDING	\$10,000
POOL BATHROOMS	\$ 5,000





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CC&R's COMMITTEE UPDATE

FULL RELEASE OBTAINED FROM DECLARANT

LOT DEFINITION TO ELIMINATE SPLIT LOT AMBIGUITY

SINGLE FAMILY LOT OWNERSHIP

CURRENT TEXAS HOA LAW UPDATES

TWO FUTURE HOMEOWNER MEETINGS (DISCUSS CHANGES & SEEK INPUT)

VOTE ON REVISED CC&R's BEFORE YEAR END

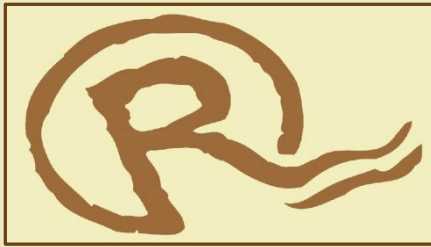




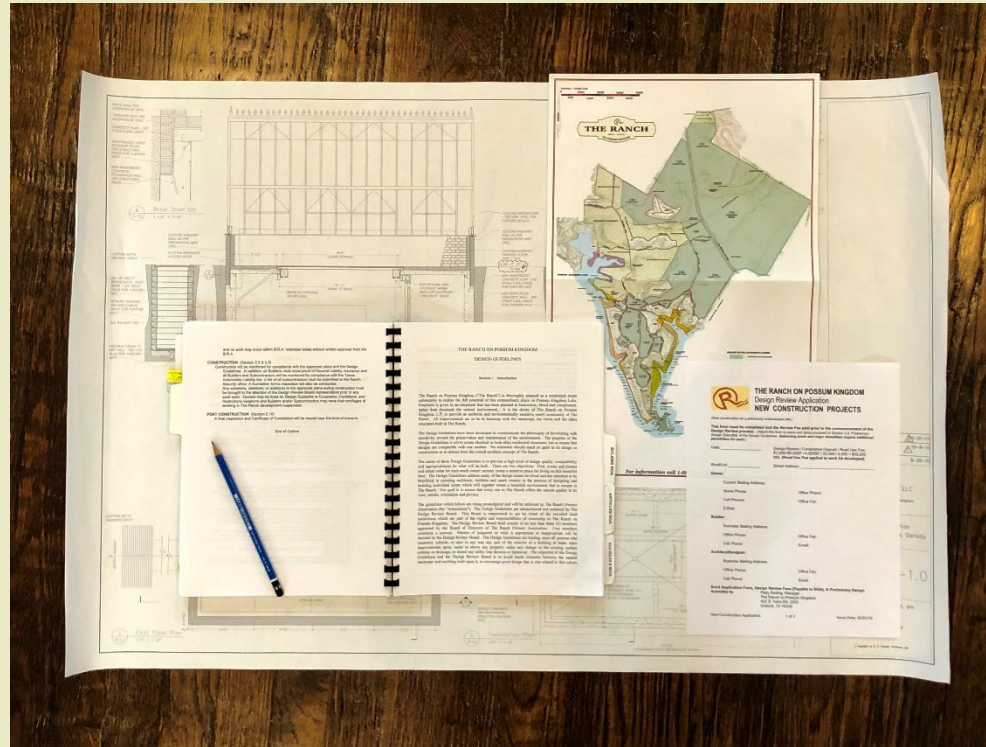
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PK EAST VOLUNTEER FIRE DEPARTMENT



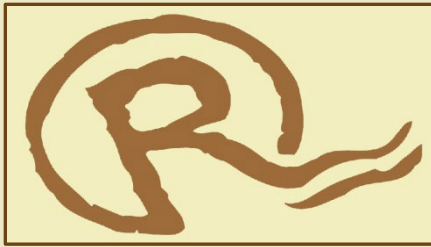


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DESIGN REVIEW BOARD





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DESIGN REVIEW BOARD – “DRB”

- VOLUNTEERS ELECTED BY THE ROA BOARD
2023 MEMBERS: SAM BROUS, CHRIS SHOPPA, AND CHRISTY BARNES
- ARCHITECTURAL CONSULTANT: TIM HOPKINS
- MEETS ONCE PER MONTH
- REVIEWS CONSTRUCTION AND LANDSCAPE PROJECTS AT THE RANCH
- WORKS WITH KELLI AND ACCESS CONTROL PERSONNEL
- DESIGN REVIEW PROCESS



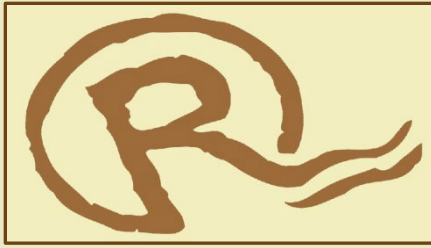


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DESIGN REVIEW PROCESS

- **WHO** - RANCH OWNERS CONSIDERING ANY NEW CONSTRUCTION, RENOVATIONS, LANDSCAPING, IMPROVEMENTS OR CHANGES OF ANY KIND TO THE EXTERIOR OF THEIR PROPERTY
- **WHEN** - IMPORTANT TO HAVE A CONVERSATION WITH THE DRB BEFORE BEGINNING ANY PLANS FOR ANY PROJECT
- **HOW** - NOTIFY KELLI, SHE WILL PROVIDE YOU WITH THE CONTACT INFORMATION FOR TIM HOPKINS, DRB ARCHITECTURAL CONSULTANT





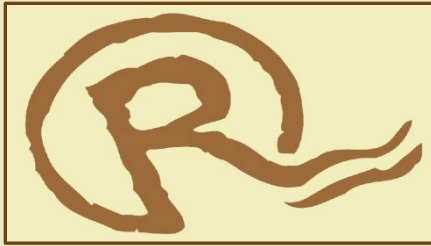
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DESIGN REVIEW PROCESS

2023 ACTIVITY

- 7 HOMES OR MAJOR REMODELS COMPLETED
- 11 NEW HOMES OR MAJOR REMODEL PROJECT UNDER CONSTRUCTION
- 2 NEW HOMES EITHER APPROVED OR IN THE APPROVAL PROCESS





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AMENITIES PROJECT UPDATE

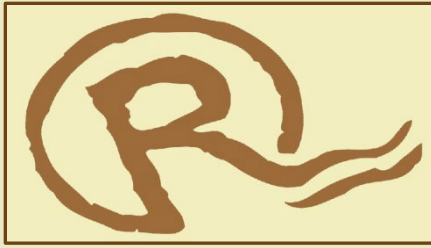




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ELECTION RESULTS





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THANK YOU
SEE YOU AT THE RANCH!

