

Marine Creek Ranch Homeowners Association, Inc

ANNUAL MEETING

April 13, 2023

6:30 P.M.

Ed Willkie Middle School

6129 Texas Shiner Dr.

Fort Worth, TX 76179



Marine Creek Ranch Homeowners Association, Inc

2023 Annual Meeting Agenda April 13, 2023

- I. Call to Order**
 - a. Establish Quorum**
 - b. Proof Of Notice**
 - c. Introductions**

- II. Approval of Minutes of Last Meeting**

- III. Election of Three (3) Board Members**
 - a. Nominations from the Floor**
 - b. Introduction of Candidates**
 - c. Voting**
 - d. Announcement of Election Results**

- IV. 2022 Year End Financial Recap**

- V. 2022 Accomplishments**

- VI. 2023 Plans**

- VII. New Business**

- VIII. Adjournment**

Marine Creek Ranch Homeowners Association, Inc

March 15, 2023

Dear Homeowner:

Per the governing documents of the Marine Creek Ranch Homeowners Association, there will be an Annual Meeting of the members on **Thursday, April 13, 2023, at 6:30 p.m. at Ed Willkie Middle School Cafeteria, 6129 Texas Shiner Dr., Fort Worth, TX.** The meeting will be held for the following purposes:

1. To elect three (3) new Board Members
2. Provide an overview and accomplishments of 2022
3. Discuss future plans of the HOA

Please find the following enclosed:

1. An agenda for the Annual Meeting.
2. A proxy form in the event in case you are unable to attend.
3. A Board Member Candidate form.

In the event you are unable to attend the meeting, please complete the enclosed proxy form and return it no later than noon, Thursday, April 13, 2023, by email to Michelle@legacysouthwestpm.com.

During the Annual Meeting, the owners will elect three (3) members to the Board. In anticipation of the Annual Meeting, nominations were taken for the Board of Directors. Please be advised that floor nominations will also be called for during the Meeting. In the event an in-person meeting cannot be held, no floor nominations will take place.

If Quorum is not met at the meeting that starts at 6:30, then we will adjourn and reconvene the meeting starting at 6:40 in an attempt to obtain the required, reduced quorum. If quorum is not met at the reconvened meeting, then such meeting will be adjourned, and a final meeting will be held at 6:50 where quorum will be obtained by those owners who are present in person or by proxy.

Please arrive at the meeting a few minutes early in order to sign in and receive your materials before the meeting starts. The meeting will promptly begin at 6:30 p.m. We look forward to seeing you at the meeting.

Regards,
Legacy Southwest Property Management

Introductions

David Mendes- Board President

Ernie Schooley- Vice President

Scott Muldowney- Secretary /
Treasurer

Michelle Dando - Legacy
Southwest - Community Manager

*Marine Creek Ranch
Homeowners Association, Inc*

2022 Annual Meeting Minutes

May 31, 2022

- Meeting called to order at 6:30 pm. All board members were present along with Michelle Dando, the community manager from Legacy Southwest. Quorum was not met meeting called to order again at 6:40, quorum still not met, meeting was called to order at 6:50 when quorum was achieved.
- David Mendes, Ernie Schooley and Scott Muldowney introduced themselves as the current board members.
- Meeting minutes from the prior annual meeting were reviewed and approved with no changes or additions.
- Candidates for the Board of Directors introduced themselves and each spoke to the owners that were in attendance. The candidates were David Mendes, Ernest Schooley, Scott Muldowney and Allan Greif.
- Votes were tabulated by Michelle Dando and two homeowners. It was announced that David Mendes, Ernie Schooley and Scott Muldowney were elected to the board for one-year terms. It was explained that their Board positions will be decided at the next board meeting.
- The year-end financial review for 2021 was discussed noting that \$214,052 was in the operating account and that \$77,610. was in the reserve account. In addition, year to date financials for 2022 were reviewed. The financials were provided to all homeowners present at the meeting. It was also mentioned to all homeowners that financials are posted quarterly on the HOA website.
- David Mendes discussed potential improvements and plans for the near future. The HOA has been working with the Corp of Engineers on a possible beach entry at the lake. Mr. Mendes explained the long process for the beach entry due to permit requirements. With the expectation that the Marine Creek Park next to the library will be built soon there are no plans for the HOA to build a new playground. The landscaping loss due to the freeze was discussed and the HOA will continue to replace these losses. A new fence was built around the playground for the playground to be accessible when the pool is closed.
- 2022 Plans - Included the April 22nd Casino night, 4th of July event is set for 6/25/22, National Night Out will be October 4, 2022, and the Winter Holiday party will be December 9, 2022. The cooler was added to the swimming pool as homeowners had requested, gate improvements were made at the dock area. New trashcans are being ordered for the playground and the dock areas. There were new security bars added to the wrought iron fencing. The new chiller for the swimming pool was also installed.
- The Meeting adjourned at 7:40 pm.

Board Member Candidate Introductions

David Mendes

Scott Muldowney

Johnny Turner

Kim Scherer

*** Ballot is on the last page of the meeting packet. Please sign and list your address for the ballot to be valid.

Candidate Bio

PLEASE TELL US ABOUT YOURSELF:
(SPOUSE, KIDS, HOBBIES/INTEREST, ETC.)

I moved to MCR in 2006 , my wife and I have a 14 year son in Scouts working toward Eagle. I am an avid Obstacle Course Racer and Tough Mudder Ambassador. I graduated from Texas A&M and currently work in the Information Technology field.

PLEASE WRITE PAST EXPERIENCES/WORK THAT QUALIFIES YOU FOR A POSITION ON THE BOARD OF DIRECTORS:

I lead and organized the zoning fight to battle apartments around MCR. This is where I started using Marine Creek Ranch PAC on Facebook, in order to have a point of communication and organization. This vision evolved into the Northwest FW Neighborhood Alliance. where I serve as the Parliamentarian and on the zoning committee. I have chaired the Advisor Board Committee for 2 years until being appointed to the MCR Board to fill an empty position in March 2020.

WHAT WOULD YOU LIKE TO DO FOR THE ASSOCIATION?

To continue to serve my community, grow our MCR family, improve our neighborhood and work toward making our area better to live. I will continue to accomplish this by working with neighbors to address concerns, at the HOA, city, and county level. I will make sure our internal needs are met through budget conciose spending and exploring all options. Externally I will keep working with the Northwest Fort Worth Neighborhood Alliance at the city and county level.

Deadline to submit this form is by 5PM on Wednesday April 12, 2023.

→ **David Mendes**

Candidate Bio

PLEASE TELL US ABOUT YOURSELF:

(SPOUSE, KIDS, HOBBIES/INTEREST, ETC.) I have the honor to be married to my wife Melissa for 23 years now. We have kids and two horribly behaved dogs. We are very active in the community and schools in the area. We enjoy traveling and spending time as a family when we are all just happen to be in the same place.

PLEASE WRITE PAST EXPERIENCES/WORK THAT QUALIFIES YOU FOR A POSITION ON THE BOARD OF DIRECTORS:

I have worked throughout the corporate world for over 20 years now. The majority of that time focus on Mortgage servicing (handling your loans after you are in your house) from accepting payments to Foreclosure. Currently, I am the VP of Compliance for Claims and Property Preservation. Basically, I work with investors, the government, and agency to make sure we are following the law and their requirements.

WHAT WOULD YOU LIKE TO DO FOR THE ASSOCIATION?

I want to continue to focus on growing the community involvement, We currently host several great events that bring families together. Neighborhoods are about families and the people you live around. We need to make sure we do everything possible to encourage that while maintaining our housing values and quality of life.

→ **Scott Muldowney**

Candidate Bio

PLEASE TELL US ABOUT YOURSELF:
(SPOUSE, KIDS, HOBBIES/INTEREST, ETC.)

I have two children ages 8 and 5 and a wonderful husband. I enjoy going to the YMCA, volunteering at our school, and camping with my family.

PLEASE WRITE PAST EXPERIENCES/WORK THAT QUALIFIES YOU FOR A POSITION ON THE BOARD OF DIRECTORS:

I lead the landscape committee for two years. I organized “yard of the month”, helped with landscaping, held meetings, and planted and maintained the community garden. I have planned and organized all of the neighborhood social events for the last 4 years as the social committee chair.

WHAT WOULD YOU LIKE TO DO FOR THE ASSOCIATION?

I believe my past service to this community makes me the best candidate for the job. I am very enthusiastic and know that I can bring a fresh perspective to the table. I look forward to working harmoniously with other board members as well as the management team in an effort to continuously make Marine Creek a great place to live.

→ **Kim Scherer**

Candidate Bio

PLEASE TELL US ABOUT YOURSELF:

Johnny Turner is a distinguished retired veteran of the United States Marine Corps, having received several decorations for his service in combat during Operations Iraqi Freedom and Enduring Freedom III. He holds a Bachelor's degree in Criminal Justice and is also a preacher, successful local business owner, and co-founder of a non-profit organization aimed at supporting disabled veterans. Johnny is married to Kristy Turner, who holds the position of Local Branch Manager at a prominent bank, and together, they are proud parents of four accomplished children. Johnny is also an entrepreneur, with a keen interest in church activities, weight training, skiing, reading, and traveling abroad. In addition, he is a three-time marathon finisher and a dedicated Christian.

PLEASE WRITE PAST EXPERIENCES/WORK THAT QUALIFIES YOU FOR A POSITION ON THE BOARD OF DIRECTORS:

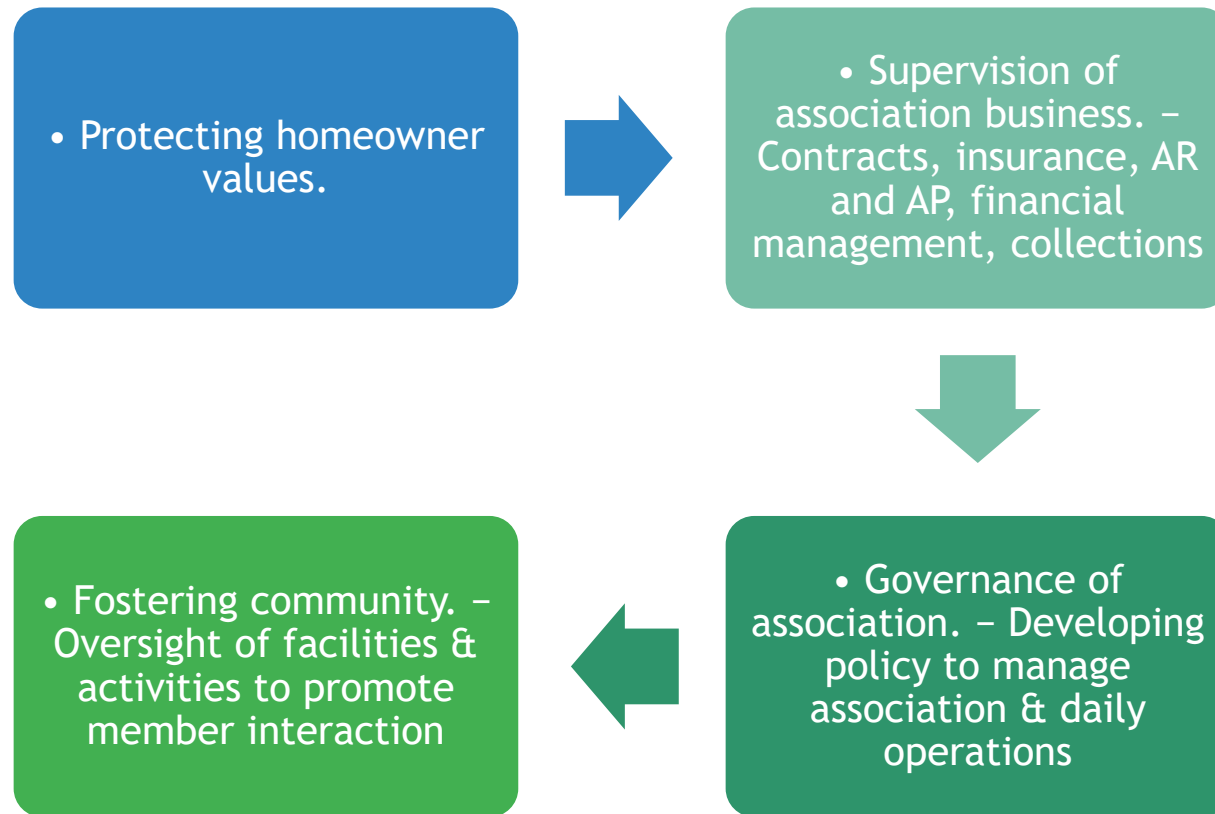
The retired US Marine Corps veteran has a diverse background that makes him an excellent candidate for the Homeowners Association (HOA), even though he lacks experience in the role. He has demonstrated valuable leadership skills through his military service, community involvement, and success as a local business owner. These skills include organization, communication, and problem-solving - all of which are essential for a successful HOA. Furthermore, his unwavering commitment to serving others, particularly fellow veterans, is evidence of his dedication to improving lives. He has a successful landscaping business, with a 5-star rating on Google, demonstrating his ability to manage budgets, prioritize tasks, and ensure customer satisfaction. As a preacher, he embodies the values of community service, bringing people together with empathy and finding solutions that benefit everyone. His unique background and experience make him an exceptional candidate for the HOA, and he would add value to any community he serves.

WHAT WOULD YOU LIKE TO DO FOR THE ASSOCIATION:

I would also like to express my interest in being a liaison for fellow veterans and their families within the community. As a veteran myself and co-founder of a non-profit organization that assists disabled veterans, I understand the unique needs and challenges that veterans face. With over 75% of the Marine Creek Ranch community being veterans, it is essential that their needs are met and that they have a voice within the HOA. I am committed to serving others and making a positive impact, and I believe I can be a valuable resource to ensure that the veterans and their families in our community are represented and their concerns are heard. Thank you for considering my application.

➔ **Johnny Turner**

Role of the Board of Directors



What do our assessments pay for?

Association Insurance & Property Taxes

Landscape & Maintenance of Common Areas

Swimming Pool, Park, Paths, & Dock Areas

Legal Services, Utilities, and Collections

Insurance

Management & Compliance Enforcement

Community & Social Events for Homeowners

Legacy Southwest Team



Michelle Dando – Community Manager
214-705-1615 option 11
Michelle@legacysouthwestpm.com



Steven Duckworth – Compliance Manager
214-705-1615 option 5
Steve@legacysouthwestpm.com

HOA Website

- HOA Website
 - www.marinecreekkranchhoa.com
- Access to:
 - Governing Documents
 - Budget Information
 - Financials
 - Payment Information
 - ACC Requests
 - Payment Plan Requests



How to submit an ACC Request

- ACC Request Forms can be completed online. A separate request for each change is required.
- <https://www.marinecreekranchhoa.com/documents/architectural-documents.aspx>
- As each of us bought our property in the Association, we agreed by our signatures to abide by the Declaration of Covenants, Conditions and Restrictions (a.k.a. CCRs or Deed Restrictions). The Deed Restrictions protect our property values by keeping the community a highly desirable place to live. ACC (Architectural Control Committee) approval must be obtained prior to the start of your project. To avoid delay, make your request as complete as possible. You will also be required to supply a drawing of work to be done. Incomplete requests will be returned for additional information. Incorrect information or changes made after approval invalidates approval. The goal of the ACC is to assure that all changes to our properties conform to the appropriate Deed Restrictions. Thank you for your understanding and cooperation.
- Please allow 30 days for your completed request to be processed. If no response is received the request is considered denied.

Homeowner Portal

➔If you would like to make a payment online, please go to lswpm.cincwebaxis.com . If this is your first visit to the portal, you will need to register. To register click on the “Sign In” button at the upper right corner of the window, then click “Create Account” at the bottom right. Once your registration request is reviewed and validated by Legacy, you will receive an email with a link to set your password. You can then log in with your email address and new password to make payments. Please allow 24 hours for your registration to process.

➔Here is a short video on how to register: <https://www.youtube.com/watch?v=gyveFNCiGNA> – please allow 24 hours for approval.

➔You can view your account, violations, submit your email or address changes and make online payments.

Payment Options

Payment Options

Option 1

Your Banks Online BillPay
Name of your Community
c/o Legacy Southwest Property Management
PO Box 294047
Lewisville, TX 75029-4047

Option 2

CINC Payment Portal

To make your payments, please go to the CINC portal at lswpm.cincwebaxis.com. On the first visit to the portal, you will need to register. Simply click on the "Sign In" button at the upper right corner of the window, then click "Create Account" at the bottom right. Once your registration request is reviewed and validated by Legacy Southwest, you will receive an email with a link to set your password. You can then log in with your email address and new password to make payments. Please allow 24 hours for validation.

Option 3

Lockbox Payment

Make out a check payable to Name of your Community with your property address on the check and mail to the address below.
Name of your Community
c/o Legacy Southwest Property Management
PO Box 294047
Lewisville, TX 75029-4047

Option 4

Corporate Payment

Make out a check payable to Name of your Community with your property address on the check and mail to the address below.
Name of your Community
c/o Legacy Southwest Property Management
8668 John Hickman Pkwy., Ste 801
Frisco, TX 75034

2023 Swimming Pool Information

- To get a swimming pool key card go to: Please allow 14 days for your key card to arrive as it is mailed.
<https://www.marinecreekranchhoa.com/admin/login.aspx?ReturnUrl=%2fhomeowner%2fonline-forms%2fpool-access.aspx>
- Pool Hours 9am - 9pm
- One Card per Home
- 4 Guests Maximum per Home

Voting

Election Announcement

Marine Creek Ranch Financials

2023 Year To Date

2022 Year End

2023 Financial Report

Actual

Budgeted

As of 02/28/2023

Income	350,030.00	105,244.00
Utilities	9,004.00	12,565.00
Landscaping	33,434.00	37,690.00
General & Administrative	34,247.00	37,857.00
Maintenance & Repairs	2,450.00	6,135.00
Insurance and Taxes	3,618.00	2,365.00
Bank Accounts	408,355.00	
AR	140,045.00	

2022 Financial Report

Actual

Budgeted

As of 12/31/2022

Income	686,105.00	594,720.00
Utilities	132,423.00	64,000.00
Landscaping	277,359.00	203,000.00
General & Administrative	265,242.00	221,770.00
Maintenance & Repairs	40,084.00	32,280.00
Insurance and Taxes	18,330.00	11,547.00
Bank Accounts	250,407.00	
AR	77,248.00	

Community Updates

The background features abstract, overlapping geometric shapes in various shades of blue, ranging from light sky blue to deep navy blue. These shapes are primarily located on the right side of the frame, creating a modern, layered effect against the white background.

2022 Projects

New Trashcans Installed at the Playground & Dock

Chiller Installation at the Swimming Pool

Security Bars added to the Wrought Iron Fence

Continued Working on the Replacement of Landscape Loss from 2021 Freeze

We are going to attempt to gather enough votes to change the Bylaws and CC&R's. This requires 67% yes votes to get it done. The goal, along with cleaning up the Documents, is to add the Cap Fee that will be directed to maintenance, expanding, and new amenities.

2023 Projects

Replacement of the Rocks at Monument Sign Entry off Huffines

New Toddler Swings added to Playground

Upgrading Lighting at the Swimming Pool Area

Dredging of the Pond at the Amenity Center

Continue work on the Replacement of Landscape Loss from Freeze

We are going to attempt to gather enough votes to change the Bylaws and CC&R's. This requires 67% yes votes to get it done. The goal, along with cleaning up the Documents, is to add the Cap Fee that will be directed to maintenance, expanding, and new amenities.

2022 Community Events

Annual Easter Event April 16, 2022

Casino Night April 22, 2022

Fireworks Show June 25, 2022

National Night Out October 4, 2022

Carter Blood Drive November 25, 2022

Angel Tree Event November 25, 2022

Holiday Party December 9, 2022

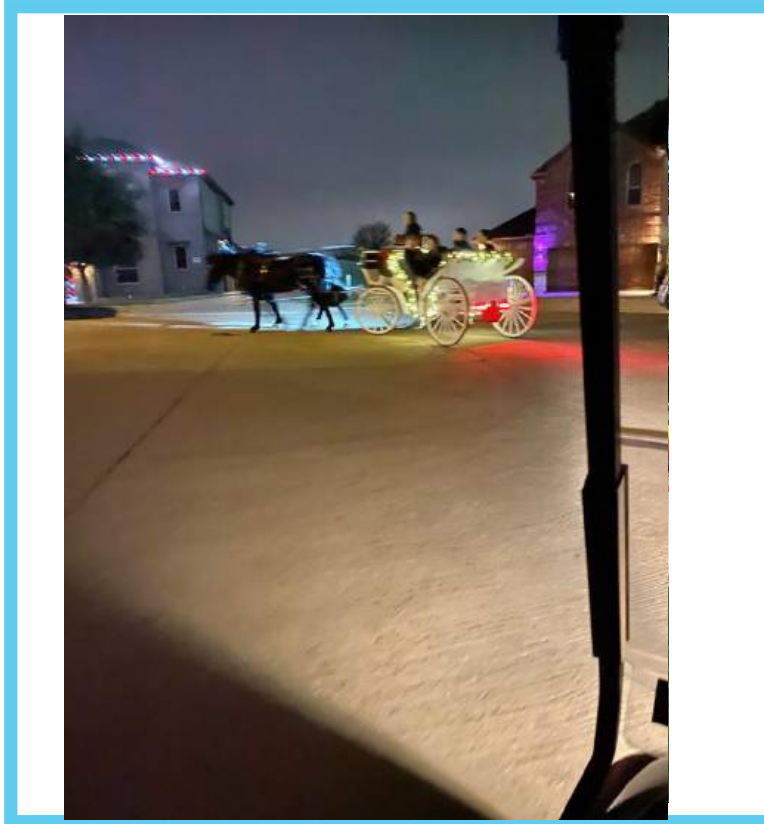
Annual 4th of July Event 2022



Annual 4th of July Event 2022



Annual Holiday Event 2022



Annual Easter Event 2023



2023 Community Events

Easter Event April 8, 2023

Fireworks Show June 24, 2023

National Night Out October 3, 2023

Holiday Party December 8, 2023

What do you want to know about Fort Worth?

¿Qué quiere saber sobre Fort Worth?

Just go to FortWorthTexas.gov and click this:

Solo vaya a FortWorthTexas.gov y haga clic en:

Search one address. Find everything.



Busca una dirección. Encuentre todo.

Info and data about Fort Worth are just a click away. Enter an address to find:

Información y datos sobre Fort Worth están a solo un clic de distancia
Ingrese una dirección para buscar:

- **Average age, education and income.**
Edad promedio, educación e ingresos.
- **Population trends, rentals and jobs.**
Tendencias de la población, alquileres y empleos.
- **Nearby crimes and code violations.**
Crimen cercano y violaciones de código.
- **Active and recent building permits.**
Permisos de construcción activos y recientes.
- **Closest park, library and fire station.**
Parque más cercano, biblioteca y estación de bomberos.
- **Your councilmember, police and code officers.**
Su miembro del consejo, policías y oficiales de código.
- **Land use and development incentives.**
Uso del terreno e incentivos de desarrollo.
- **Name of your neighborhood association.**
Nombre de su asociación de vecinos.

NEW!

Download the MyFW App



My Fort Worth (MyFW) is the official app for residents and visitors to quickly and easily report issues to the City of Fort Worth.



Google Play and the Google Play logo are trademarks of Google LLC.

Features



Main Selection Screen



New Request



Submit



My Request
Lists all your Service Requests.



FAQ
Quick access to City of Fort Worth website.



Recent
Lists all Service Requests recently submitted.



Favorites
Lists all marked Service Request for easy monitoring.



Reporter
is your user information.

City of Fort Worth General Election 2023



Scan the QR code to find all you need to know about the 2023 General Election including clickable links to the tools and resources on this flyer.



Who is running for City Council?

City Secretary's Office

A list of who has filed to run for office in each District can be found on the website.

April 6

Last day to register to vote.

What district am I in?

As a result of redistricting, many residents will be voting in a new Council District in 2023. There are several ways you can verify your district:

OneAddress

Type in your address to see both your current and future district under +Reference, along with other City information.

District Mapping Tool

Type in your address and use the slider tool to see both your current and future district.

Tarrant County Voter Lookup

Registered voters can enter name and birthdate to find their 2023 Council District, as well as other political districts.

April 24 - May 2

Early voting

Am I registered/How do I register to vote?

Texas Secretary of State
Use your driver's license #, address and birthdate to check your registration status.

or

Complete an online form and mail to the County voter registrar (by April 6).

or

Tarrant County Elections
Complete a postage-paid online form and mail to the County voter registrar (by April 6).

Registration applications are also available at the Tarrant County Elections Center, all Tarrant County subcourthouses, U.S. post offices, city halls, libraries and public assistance offices in Tarrant County.

fortworthtexas.gov/2023election

May 6
Election Day

Meeting Adjournment

Thank you for joining us. If you have any questions or concerns that were not covered in tonight's meeting, please email michelle@legacysouthwestpm.com

*Thank
you*



Question and Answer

In order to allow all homeowners an opportunity to ask question please limit your time to approximately 2 minutes.

**Marine Creek Ranch
Homeowners Association, Inc
BALLOT**

2023 ANNUAL MEETING

Please select Three (3) candidates by checking the boxes

- David Mendes
- Scott Muldowney
- Kim Scherer
- Johnny Turner
-
-

Homeowner Name (Printed)

Address

Homeowner Signature

Date

**** THIS BALLOT MUST BE SIGNED AND HAVE ADDRESS TO BE VALID ****