



Shadow Creek Ranch
Village of Reflection Bay
Members Annual Meeting

Wednesday, October 27, 2021 at 6:30 PM

URL Location: <https://zoom.us/j/83394526267>

Agenda

- I. Call to Order · Introduction
- II. Approval of the 2020 Annual Meeting Minutes
- III. President's Report
- IV. Financial Status
- V. Election and Introduction of Candidates
- VI. Adjournment
- VII. Member Forum



Introduction



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graph TD; A[SHADOW CREEK RANCH MAINTENANCE ASSOCIATION] --- B[COMMERCIAL OWNERS ASSOCIATION]; A --- C[VILLAGE OF REFLECTION BAY]; A --- D[VILLAGE OF BISCAYNE BAY]; A --- E[VILLAGE OF DIAMOND BAY]; A --- F[VILLAGE OF EMERALD BAY];
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**SHADOW CREEK RANCH
MAINTENANCE ASSOCIATION**

**COMMERCIAL
OWNERS
ASSOCIATION**

**VILLAGE OF
REFLECTION BAY**

**VILLAGE OF
BISCAYNE BAY**

**VILLAGE OF
DIAMOND BAY**

**VILLAGE OF
EMERALD BAY**

Introduction

Board of Directors



David Selsky
President



Tucker Worster
Vice President



Jamie Fountain
Treasurer

Chris Williams
General Manager

Javier Ortiz
Operations Manager

Cherish Dunford
Assistant GM

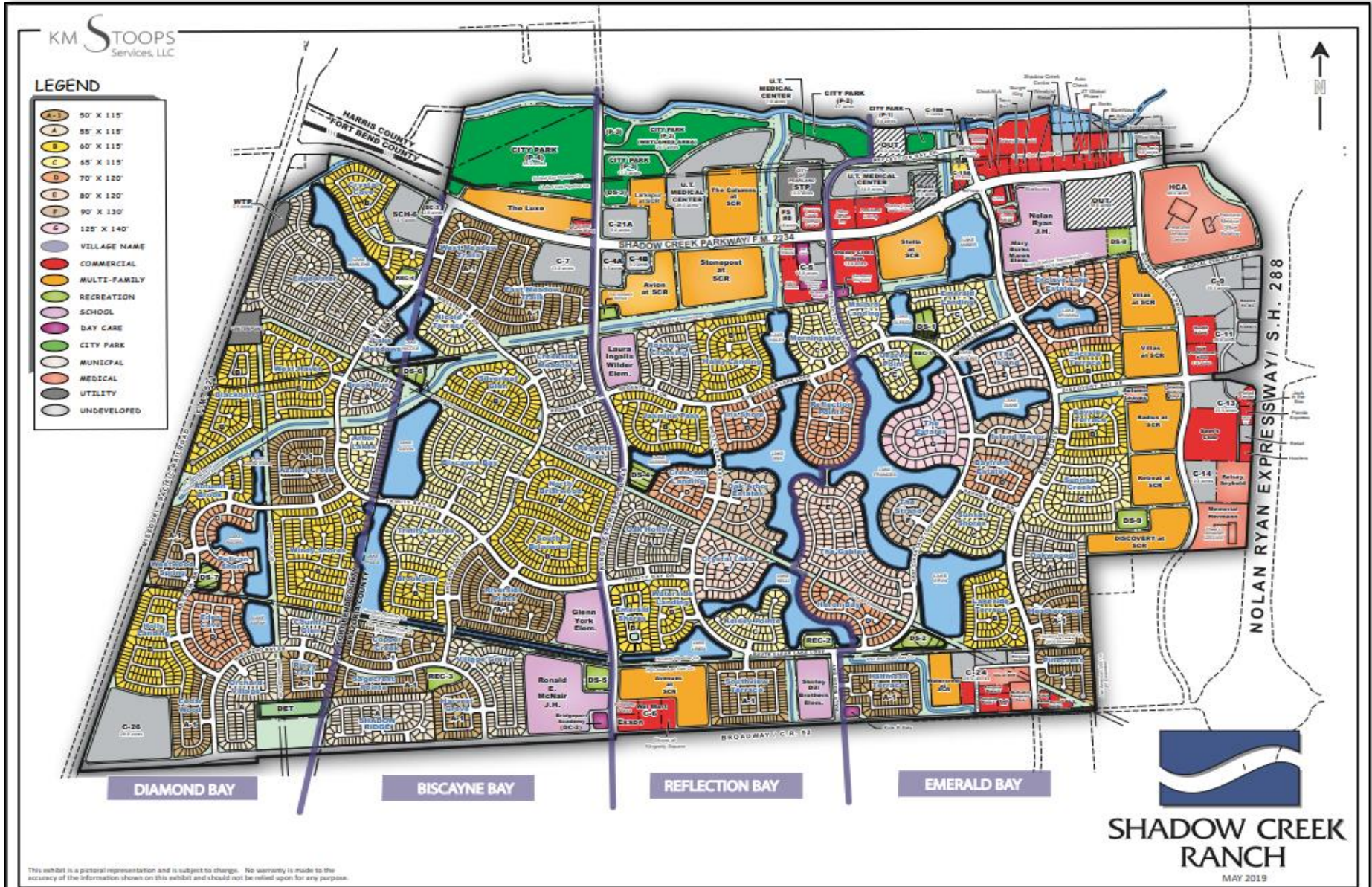


Zach McWilliams
Property Administrator

Eva Mariduena
Property Administrator

Brittany Liescheski
Property Administrator

Introduction



Approval of the 2020 Annual Meeting Minutes

2020 Annual Meeting of the Members Meeting Minutes

President's Report

2021 Community Highlights

SCRMA has been working with the Brazoria-Fort Bend County Municipal Utility District No. 1, (“BFBCMUD 1”) and the Brazoria Municipal Utility District No. 26 (“BCMUD 26”) Boards on project improvements throughout the community. The Playground and Walking Trail refurbishment that was completed late September 2021.

The winter freeze brought damage to SCR landscaping, estimating at \$2.7M which eighty (80) percent was due to the winter freeze. The horticulturist for SCR Dr Robert E Moon advised for the SCRMA board to start removing landscaping after the summer months. The tree removal process has currently started and is anticipated to be completed throughout the end of the year.

The following community updates took place in 2021:

- Biscayne Bay Pool Replaster
- Pool furniture refurbishment
- Diamond Bay slide and slide structure refurbishment

New Holiday Décor



Combination 1

Red box with Silver Bow
Gold box with Green Bow

Combination 3

Red box with Gold Bow
Silver box with Green bow

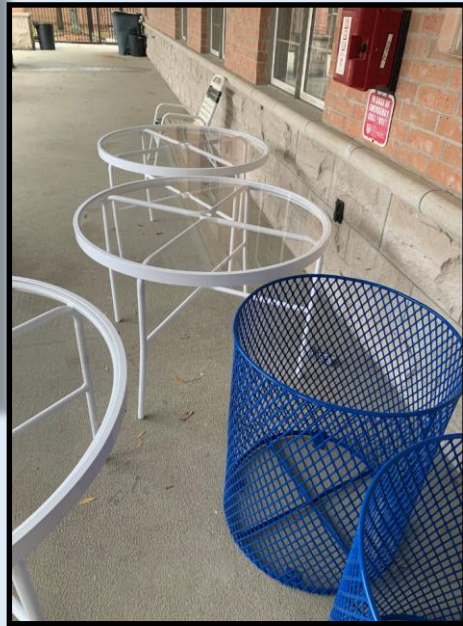
Combination 2

Green Box with Silver Bow
Gold Box with Red Bow

Combination 4

Green Box with Gold Bow
Silver Box with Red Bow

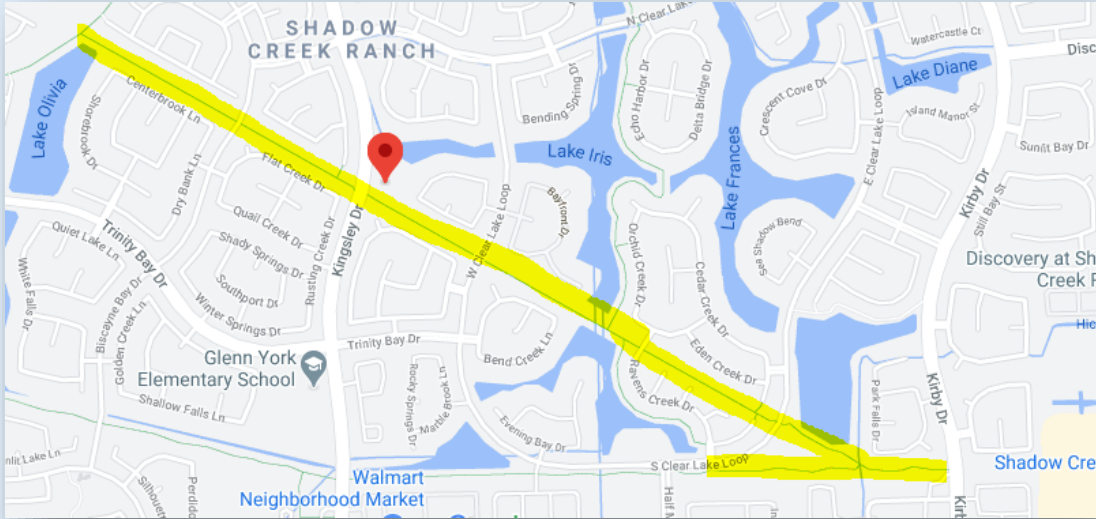
Pool Furniture



Project Photos



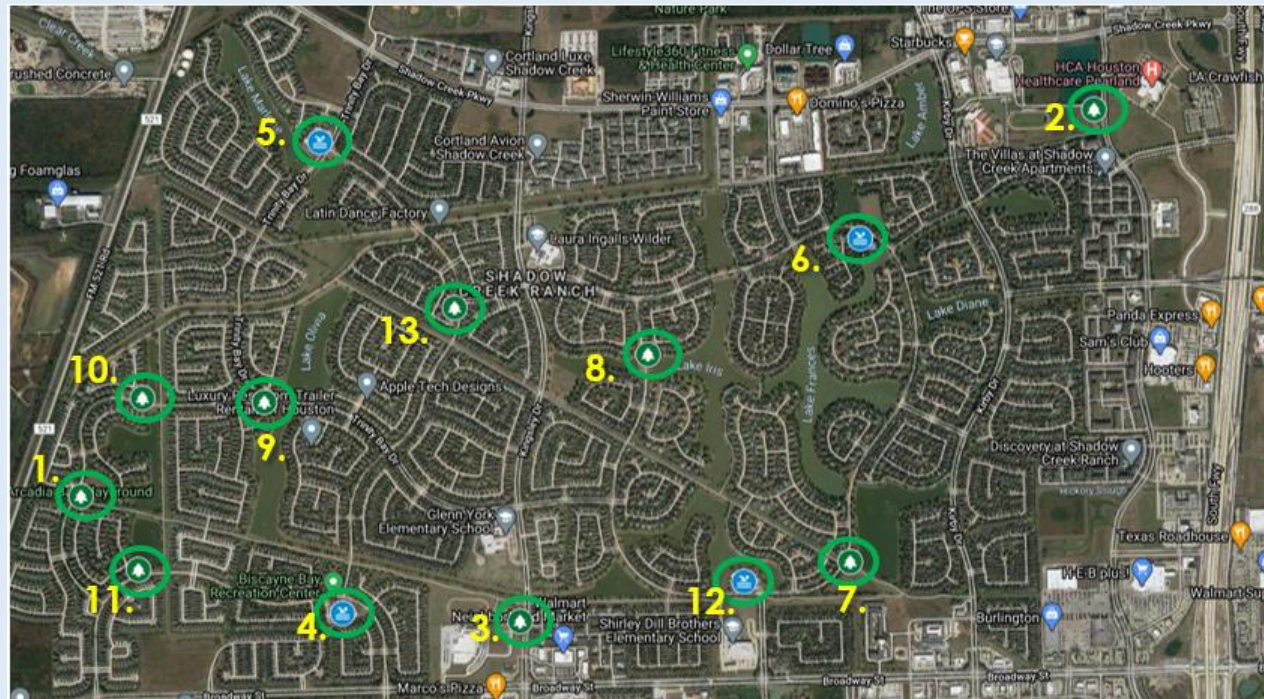
Walking Trails



Parks within Shadow Creek Ranch

Identifying Names:

1. 1400 Arcadia Bay
2. 2000 Business Center
3. 2900 Kingsley
4. Biscayne Bay Rec Center
5. Diamond Bay Rec Center
6. Emerald Bay Rec Center
7. Lake Erin
8. Lake Iris & Jasmine
9. Lake Paige
10. Lake Quintessa
11. Lake Sarah
12. Reflection Bay Rec Center
13. Regents Bay & Biscayne Bay Dr



Biscayne Bay Rec Center



Diamond Bay Rec Center



Emerald Bay Rec Center



Reflection Bay Rec Center



Reflection Bay Fitness Area

Pocket Parks



Pocket Park Locations:

1. 1400 Arcadia Bay
2. 2000 Business Center
3. 2900 Kingsley
4. Lake Erin
5. Lake Iris & Jasmine
6. Lake Paige
7. Lake Quintessa
8. Lake Sarah
9. Regents Bay & Biscayne Bay Dr

2020 Financial Results Reserve Accounts

Village Reserve Account

Start of 2020	\$41,540
End of 2020	\$28,076
includes \$18,500 payment to OAE	(\$5,000 annual contribution plus interest)

Gated Reserve Account

Start of 2020	\$94,711
End of 2020	\$94,735
\$35K reserve expenditures in 2020	(\$5,500 annual contribution plus interest)

2020 Village Financial Results

OPERATING PERFORMANCE	
INCOME	\$5,223
EXPENSE	\$80,514
Surplus/(Deficit)	\$85,736

OPERATING INCOME WAS UNDER BUDGET BY \$5K DUE TO CAP FEES

OPERATING EXPENSES UNDER BUDGET \$80K DUE TO LEGAL EXPENSE BAD DEBT, AND SEASONAL COLOR

		PRIOR MONTH	CURRENT MONTH	VARIANCE
	ASSETS			
	OPERATING FUND			
10001 109	Operating Account Cap One 0122	318,689.57	258,523.63	(60,165.94)
10010 109	Operating Account VORB-0604	931.85	852.51	(79.34)
10136 109	Operating Account Gated - Cap One 0157	<u>72,034.03</u>	<u>70,418.05</u>	<u>(1,615.98)</u>
	TOTAL OPERATING FUND	391,655.45	329,794.19	(61,861.26)
	ACCOUNTS RECEIVABLE			
12100	A/R Assessment	84,104.06	75,897.86	(8,206.20)
12300	A/R Late Fees/ F.C.	13,189.70	13,225.15	35.45
12310	A/R Admin Fee	4,255.04	4,145.04	(110.00)
12320	A/R Bank Charges	576.65	636.65	60.00
12330	A/R Billing/Violations	2,882.63	2,882.63	0.00
12340	A/R Closing Contribution	947.00	947.00	0.00
12345	A/R Mowing Fee	100.00	100.00	0.00
12360	A/R Legal Fees	21,326.48	20,215.47	(1,111.01)
12365	A/R Maintenance	745.89	718.86	(27.03)
12385	A/R Transfer Fee	200.00	200.00	0.00
12387	A/R FSR WelcomePacket	26.50	26.50	0.00
12500 000	Allowance-Doubtful	<u>(49,945.71)</u>	<u>(49,945.71)</u>	<u>0.00</u>
	TOTAL ACCOUNTS RECEIVABLE	78,408.24	69,049.45	(9,358.79)
	REPLACEMENT FUND			
15001 109	Reserve Account Cap One 5871	33,079.04	33,079.31	0.27
15035 109	Reserve Account Cap One- Gate 5901	<u>110,215.90</u>	<u>100,117.44</u>	<u>(10,098.46)</u>
	TOTAL REPLACEMENT FUND	143,294.94	133,196.75	(10,098.19)
	DEPOSITS			
19400	Deposit - Other	<u>2,150.00</u>	<u>2,150.00</u>	<u>0.00</u>
	TOTAL DEPOSITS	2,150.00	2,150.00	0.00
	TOTAL ASSETS	<u>615,508.63</u>	<u>534,190.39</u>	<u>(81,318.24)</u>

		PRIOR MONTH	CURRENT MONTH	VARIANCE
	LIABILITIES			
	ACCOUNTS PAYABLE			
22000	Accounts Payable CY	1,725.00	3,034.92	1,309.92
22100 025	Other Payables - Management Company	290.00	360.00	70.00
22100 450	Other Payables - Unidentified Deposit	1,196.62	1,196.62	0.00
22360 000	Prepaid Assessment	97,714.22	98,856.47	1,142.25
22380 010	Refundable Deposits Pool Deposit	3,887.00	3,887.00	0.00
22380 020	Refundable Deposits Clubhouse Deposit	50.00	50.00	0.00
22420	Unearned Assessment	109,256.68	81,942.50	(27,314.18)
24000 000	Loan From Reserve	13,500.00	13,500.00	0.00
	TOTAL ACCOUNTS PAYABLE	227,619.52	202,827.51	(24,792.01)
	TO/FROM AFFILIATES			
26000 300	Due To/From SCRMA	67,130.00	0.00	(67,130.00)
	TOTAL TO/FROM AFFILIATES	67,130.00	0.00	(67,130.00)
	TOTAL LIABILITIES	294,749.52	202,827.51	(91,922.01)
	REPLACEMENT RESERVE			
31100 000	P/Y Reserve	136,312.10	136,312.10	0.00
31200 000	C/Y Contribution	25,000.00	25,000.00	0.00
31250 000	Rsrv Interest Income	182.84	204.65	21.81
31400 000	Loan To Operating	(13,500.00)	(13,500.00)	0.00
	TOTAL REPLACEMENT RESERVES INCOME	147,994.94	148,016.75	21.81
	REPLACEMENT RESERVE			
31900 000	Rplc Rsv - Cash Flow	(4,700.00)	(4,700.00)	0.00
31900 257	Rplc Rsv - Cash Flow Gates	0.00	(10,120.00)	(10,120.00)
	TOTAL REPLACEMENT RESERVES EXPENSE	(4,700.00)	(14,820.00)	(10,120.00)
	TOTAL REPLACEMENT RESERVES	143,294.94	133,196.75	(10,098.19)
	REPLACEMENT RESERVE GRAND TOTAL	143,294.94	133,196.75	(10,098.19)
	FUND BALANCE			
38000	Accumulated Oper Surplus/Deficit	186,551.36	186,551.36	0.00
	Current Year Surplus (Deficit)	(9,087.19)	11,614.77	20,701.96
	TOTAL FUND BALANCE	177,464.17	198,166.13	20,701.96
	TOTAL EQUITY	320,759.11	331,362.88	10,603.77
	TOTAL LIABILITIES & EQUITY	615,508.63	534,190.39	(81,318.24)

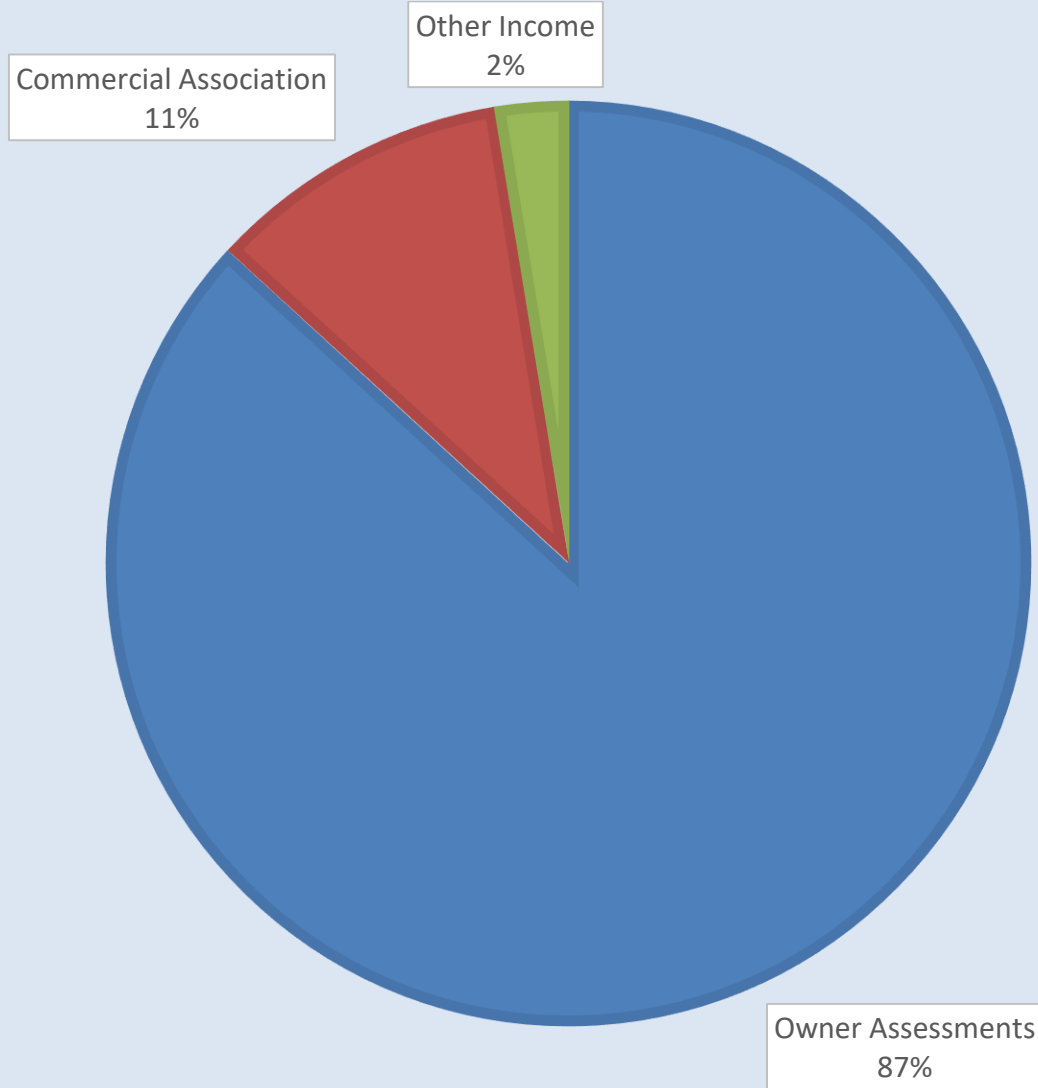
Financial Status as of 9.30.2021

	M-T-D ACTUAL	M-T-D BUDGET	VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	VARIANCE	ANNUAL BUDGET	BUDGET REMAINING	
OPERATING INCOME									
40000 010 Owner Asmt- Residential Asmt	25,918	25,918	0	238,265	238,262	3	316,016	(77,751)	
40000 045 Owner Asmt- Gated	1,396	1,395	1	32,563	32,556	7	36,741	(4,179)	
40000 300 Owner Asmt- SCRMA	0	0	0	827,835	827,835	0	827,835	0	
42100 300 Capitalization Fees SCRMA	2,400	2,290	110	21,600	20,610	990	27,480	(5,880)	6 closings in the period; YTD +2
42100 312 Capitalization Fees Reflection	900	573	327	10,250	5,157	5,093	6,876	3,374	
43080 000 Finance Charge	240	777	(537)	5,170	6,993	(1,823)	9,324	(4,154)	
43100 000 Late Fees	0	1,167	(1,167)	8,500	10,503	(2,003)	14,004	(5,504)	
43260 060 Other Fees ARC Review	200	83	117	3,225	747	2,478	996	2,229	
43320 000 Other Owner Incm	0	8	(8)	0	72	(72)	96	(96)	
43320 015 Other Owner Incm Access Cards	0	8	(8)	20	72	(52)	96	(76)	
	31,055	32,219	(1,164)	1,147,427	1,142,807	4,620	1,239,464	(92,037)	\$5K due to cap fees
EXPENSES									
51400 050 Administrative Exp. Other	0	100	100	360	900	540	1,200	840	
52800 000 Bad Debt Expense	0	250	250	0	2,250	2,250	3,000	3,000	
53000 000 Bank Charges	0	18	18	127	162	35	216	89	
59800 000 Holiday Expense Decorations	0	83	83	9,720	747	(8,973)	996	(8,724)	
59800 020 Holiday Expense Gated	0	0	0	100	0	(100)	0	(100)	
60800 038 Landscape Gated Extra	0	229	229	5,130	2,061	(3,069)	2,748	(2,382)	
61200 000 Legal Expense	(6,632)	0	6,632	(21,757)	0	21,757	0	21,757	legal invoices paid billed back to owners account
61200 010 Legal Expense Collections	5,275	2,899	(2,376)	16,446	26,091	9,645	34,788	18,342	legal invoices paid in current period
61200 020 Legal Expense Corporate	9,225	83	(9,142)	23,430	747	(22,683)	996	(22,434)	DCCR issues and other board matters for legal couns
61800 360 Maint & Repairs Gates	79	625	546	3,549	5,625	2,076	7,500	3,951	
63100 020 Misc. Expense Gated Community	0	333	333	0	2,997	2,997	3,996	3,996	
64000 000 Office Supplies-	(1)	0	1	6	0	(6)	0	(6)	
64000 050 Office Supplies- Postage	0	0	0	(233)	0	233	0	233	
66300 000 Reserve Contribution	0	0	0	5,000	5,000	0	5,000	0	
66300 265 Reserve Contribution Gated	0	0	0	20,000	20,000	0	20,000	0	
66520 300 SCRMA Assmnt Residential	0	0	0	827,835	827,835	0	827,835	0	
66520 303 SCRMA Cap Fee	2,400	2,290	(110)	21,600	20,610	(990)	27,480	5,880	6 closings in the period; YTD +2
66520 305 SCRMA Reserve	0	0	0	20,267	20,267	0	20,267	0	
66520 306 SCRMA Rec Shared Expenses	0	0	0	202,665	202,665	0	202,665	0	
68200 020 Telecomm- Gate Phone	6	125	119	1,567	1,125	(442)	1,500	(67)	
TOTAL EXPENSES	10,353	7,035	(3,318)	1,135,813	1,139,082	3,269	1,160,187	24,374	\$3K due to legal expense

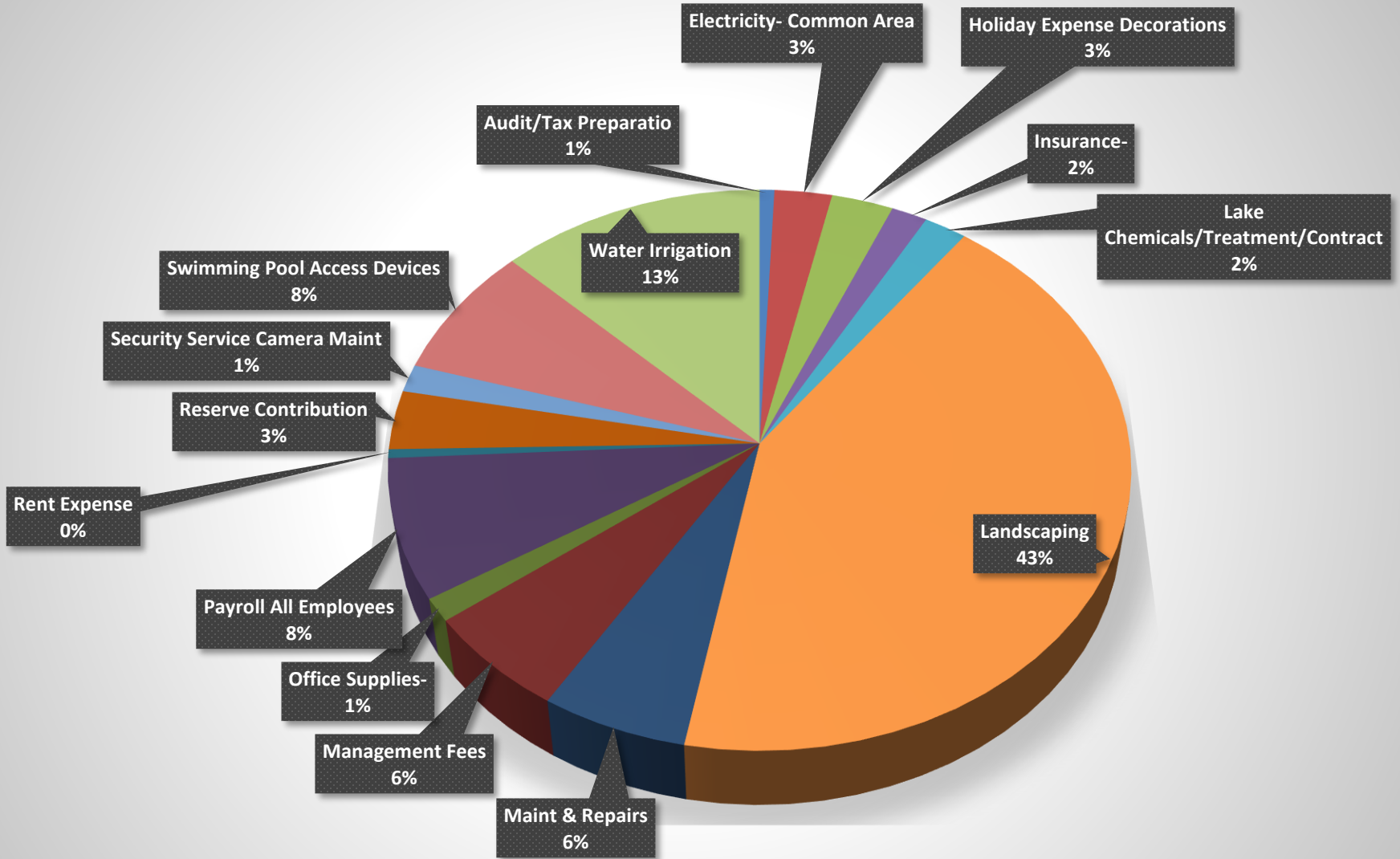
Financial Status – 2021 Collections

October 15, 2021					
VILLAGE UNIT NO.	RAT E	Accounts at a Zero Balance	Accounts Less than \$400.00	Balance Greater than \$400.00	COLLECTE D
EMERALD 1508	\$999	1363	119 \$8,977.41	26 \$44,587.91	90%
REFLECTION 1144	\$999	1039	88 \$8,312.29	17 \$37,872.10	91%
BISCAYNE 1942	\$999	1791	115 \$10,642.66	36 \$83,114.67	92%
DIAMOND 1705	\$999	1591	75 \$6,270.06	39 \$144,274.15	93%

2022 One-SCR Budget Total Income \$6,427,776

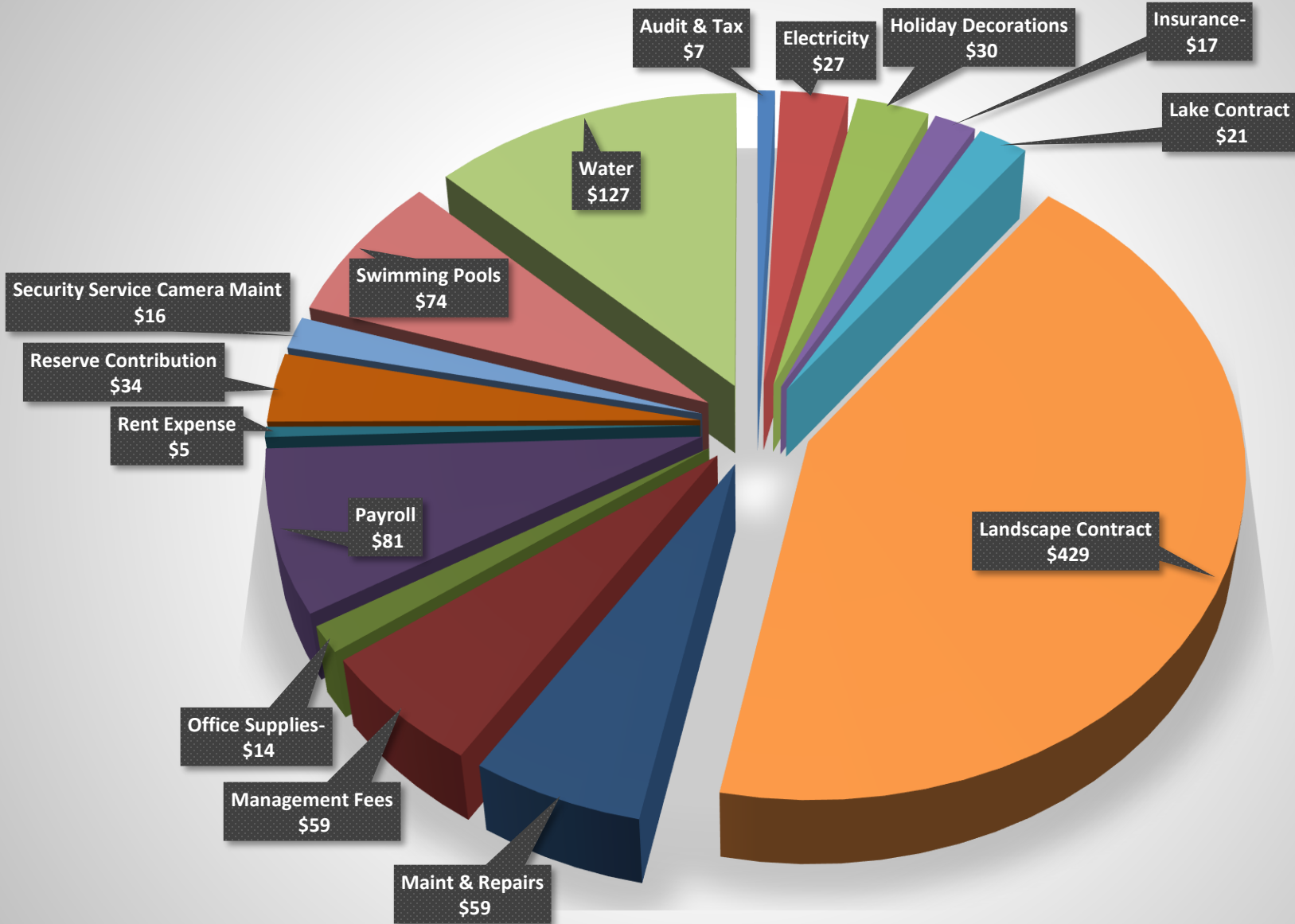


2022 One-SCR Budget Total Expense 6,418,731

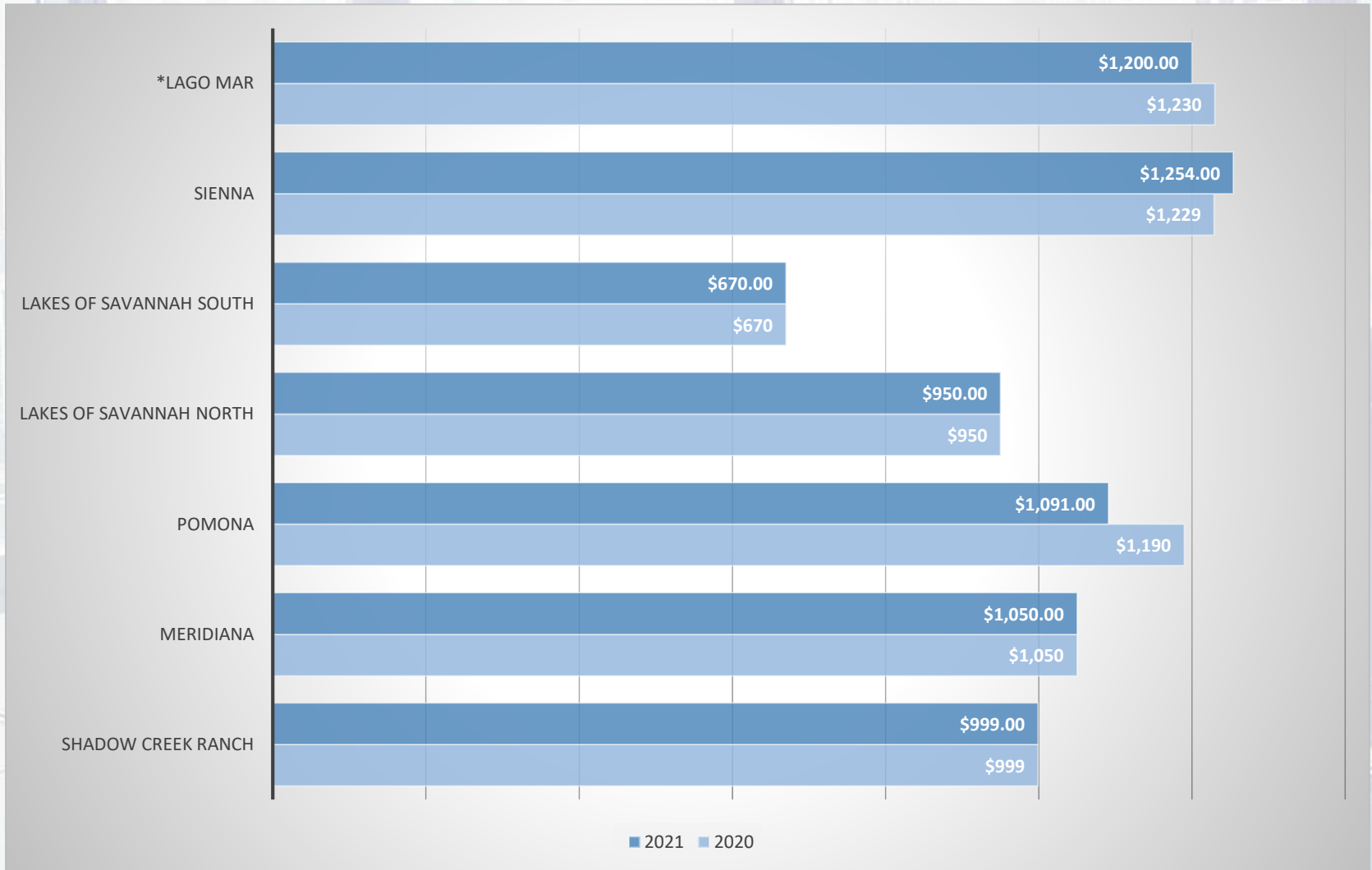


Minimum of 20K line items contained in graph

What does \$999 pay for?



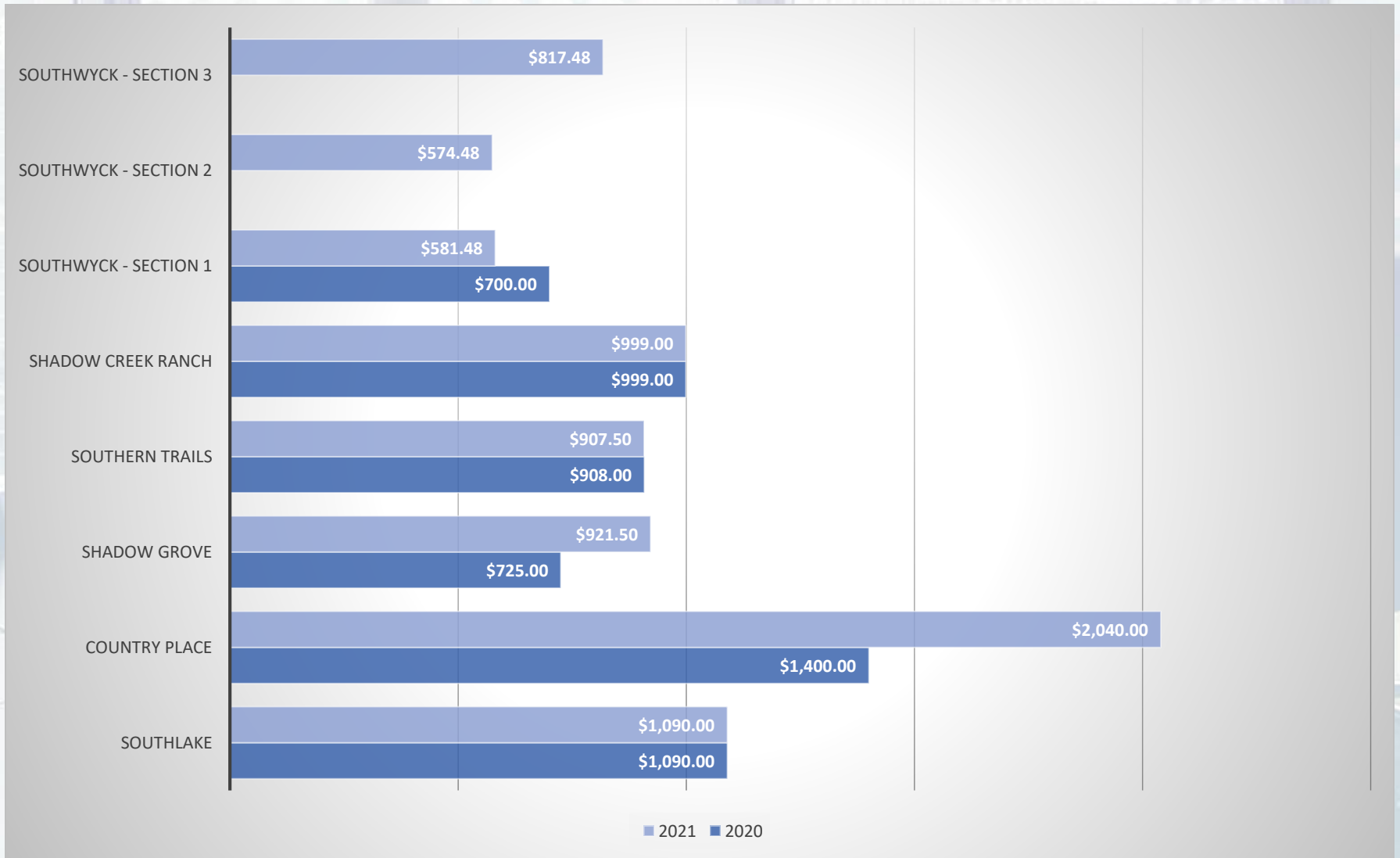
COMPARISON TO OTHER MASTER PLAN COMMUNITIES IN SIZE



**Annual gated maintenance fee (after section reaches 85% completion) will increase \$200*



COMPARISON TO OTHER MASTER PLAN COMMUNITIES IN AREA



Election and Introduction of Candidates



Edward Coronado



Tucker Worster

Community Updates

Holiday Decorations will be installed through November 15th

The SCRMA Board of Directors has approved a trial run of a Winter S.A.Y.O.R (Swim At Your Own Risk) season. The anticipated dates for this winter season are from November 8 to January 31st. As the SCRMA board has the opportunity to evaluate the traffic this season will help determine if the Winter S.A.Y.O.R will be available to homeowners every year moving forward.

The landscaping company will be removing dead landscaping through the end of 2021 throughout the community as a result of Tropical Storm Nicholas and the winter freeze.

Financial Status – Assessment & Payment Plan

The 2021 assessment dues of \$999.00 for your community is due in full on January 1, 2021 and becomes delinquent on January 31, 2021. Payment received after January 31, 2021 will incur a late fee of One Hundred Dollars (\$100.00) and a monthly interest finance charge of 18% per annum until paid in full.

Using the Pre-payment Plan option to pay your HOA dues offers many benefits.

1. Your dues are split up into more manageable, monthly payments.
2. Avoid receiving one large statement during the holidays.
3. The earlier you sign up, the lower the monthly payment. Therefore, by the time 2021's bill is due you will only owe a small amount, for any increase in the new year's fees.

No matter how you look at it, it is a wise choice to make. So simply go to www.shadowcreekranchhoa.com , login to the Pay Online tab using ClickPay, then look for the “Auto Pay” option and follow the prompts.



COME JOIN OUR COMMITTEE!



The Architectural Review Committee (ARC) is a team of Shadow Creek Ranch residents who generously volunteer their time to maintain and enhance our wonderful community. The purpose of the Architectural Review Committee is to insure specific design criteria is followed. The Architectural Review Committee uses Architectural Guidelines in reviewing each proposal to insure conformance with overall community design objectives. It is the intent of these Architectural Guidelines to establish a consistent architectural theme for Shadow Creek Ranch, while allowing for flexibility of design expression.

INTERESTED?

Fill out a SCR Committee application form and submit it to the HOA office at 12234 Shadow Creek Pkwy. Suite 3112, Pearland TX 77584 or scan and email to committees@shadowcreekranchhoa.com.

For more information, contact Shadow Creek Ranch
Email: committees@shadowcreekranchhoa.com | Phone: 713.436.4563
www.shadowcreekranchhoa.com



Meeting Adjournment & Member Forum

The Board values the insight and input of all owners, to ensure that everyone has the opportunity for resolution, please email QUESTIONS & SUGGESTIONS to the HOA at:

EMAIL: help@shadowcreekranchhoa.com