



VILLAGE OF REFLECTION BAY HOMEOWNERS ASSOCIATION , INC

Members Annual Meeting

Wednesday, October 30, 2024, at 6:00 PM

URL Location: <https://zoom.us/j/81717436322>

2024 Annual Meeting of the Members

Wednesday, October 30, 2024 | 6:00PM

Zoom: <https://zoom.us/j/81717436322> | Meeting ID: 817 1748 6322

MEETING AGENDA

- I. Call to Order · Introduction
- II. Approval of the 2023 Annual Meeting Minutes
- III. President's Report
- IV. Financial Report
 - a. Prior Year 2023
 - b. Current Year
 - c. 2025 Budget
- a. Management Report
 - I. Community Updates
 - II. Introduction of candidates for Board of Directors
 - III. Adjournment
 - IV. Member Forum

Guest Speaker



**Brian Malone, VP
PEDC**

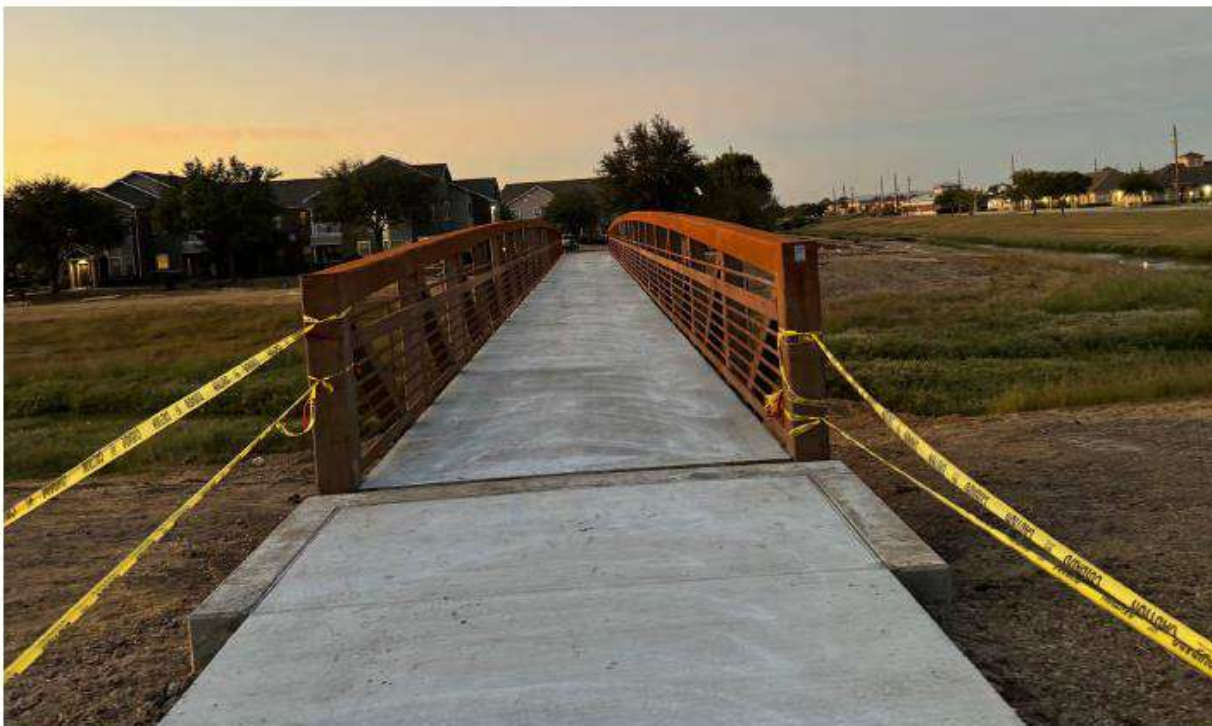


CITY OF PEARLAND COMMUNITY UPDATE 2024



PROJECTS UPDATE





SHADOW CREEK TRAIL PHASE II



ALONG CLEAR CREEK RELIEF DITCH

Status: Construction

Approximately 2,100 linear feet of 10-foot-wide hike and bike trail along the Clear Creek Relief Channel with a pedestrian bridge over the channel. The trail will connect the new trail along Clear Creek to the trail within the Shadow Creek Ranch Development that is located along the Clear Creek Relief Channel. Additionally, a 500' trail was installed to connect the Shadow Creek Ranch Library to the Shadow Creek Ranch Trail.

Design Start	November 2020
Bid Start Library Trail	November 2021
Construction Start	March 2022
Construction Completion	June 2022
Bid Start Clear Creek Relief Ditch Trail	December 2023
Construction Start	July 2024
Construction Completion	November 2024

SHADOW CREEK PARKWAY

LANDSCAPING, STREET LIGHTING & SIDEWALKS

Status: Design

Enhance landscaping, irrigation, street lighting, and continuous sidewalks along the Shadow Creek Parkway Corridor from SH288 to FM521 providing safe travel to vehicular traffic and pedestrians that will travel from the residential areas to the commercial areas. The project will require a partnership with TxDOT and will consist of approximately 15,000 linear feet of sidewalks, installation of 5 pedestrian bridges, installation of street lighting, and installation of landscaping improvements along with an irrigation system.

Design Start	November 2020
Bid Start	December 2024
Construction Start	March 2025
Construction Completion	September 2026



● Intersection

— 10-ft Trail Limits

■ SCR Library

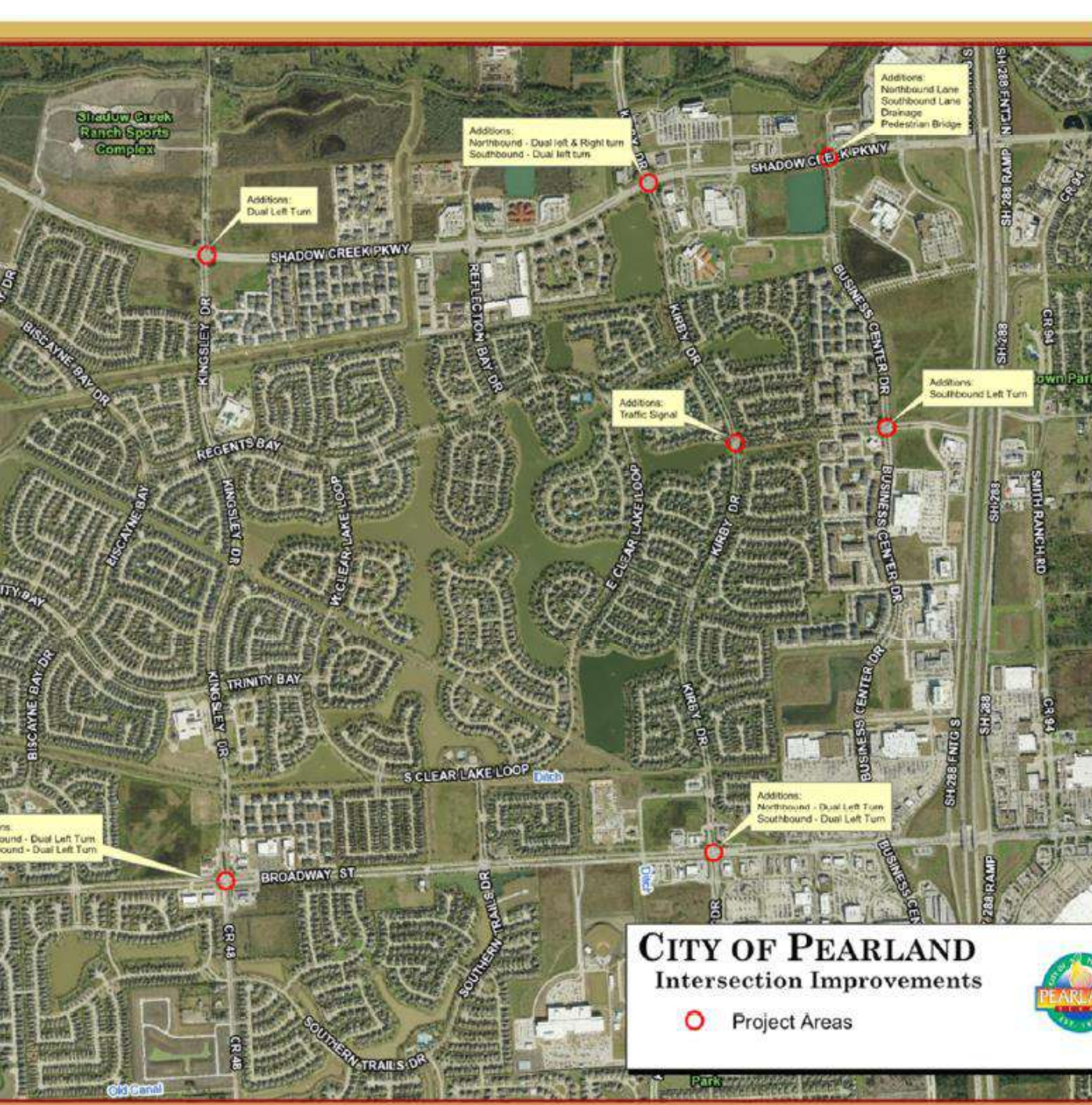




INTERSECTION IMPROVEMENTS

Status: Design

This project will provide intersection improvements to help reduce vehicular congestion and improve mobility throughout the business and residential areas of Shadow Creek Ranch. Improvements include modifying left and right turning lanes at various intersections, constructing two traffic signals, completing a trail link connection, providing a safe merging lane for westbound traffic on Broadway Street, and modifying business driveway at Market Place Boulevard.



CITY OF PEARLAND Intersection Improvements

○ Project Areas



Design Start	July 2021
Bid Start	December 2024
Construction Start	March 2025
Construction Completion	December 2026



SURFACE WATER TREATMENT PLANT

Status: Nearing Completion

The project is expected to reach substantial completion by November 2024, when up to 10 million gallons of water will start being distributed into the system. Shadow Creek Ranch water production will be typically blended water, anywhere from 35-80% SWTP water. All transmission lines are ready to start delivery of water services once TCEQ approval is granted.

BUDGET UPDATE

Planning: for the future.

Preparing: for any eventuality.

Preserving: the community within the content of our Strategic Priorities and their associated milestones, fundamental services, and personnel.



THE BIG PICTURE

- **Balanced Budget:** Annual revenues (including transfers) exceed annual operating costs.
- The General Fund's Fund Balance is above the 25% policy minimum.
 - FY25's ending fund balance is projected to be 25%, or 90 days.
- **.6350 tax rate**
 - .3000 for Debt Service
 - .3350 for O&M

	FY25 Adopted
Beginning Fund Balance	\$29,093,625
Revenue	\$124,411,285
Expenditure	\$123,066,372
Net	\$1,344,913
Ending Balance	\$30,438,538
Policy Minimum Balance (90 Days)	\$30,345,133
Amount Over/Under 90 Day Target	\$93,405
Days of Reserves	90



GENERAL FUND SUPPLEMENTALS BY STRATEGIC PRIORITY

TRUSTED GOVERNMENT

Records Analyst – City Secretary - \$14,000

SAFE COMMUNITY

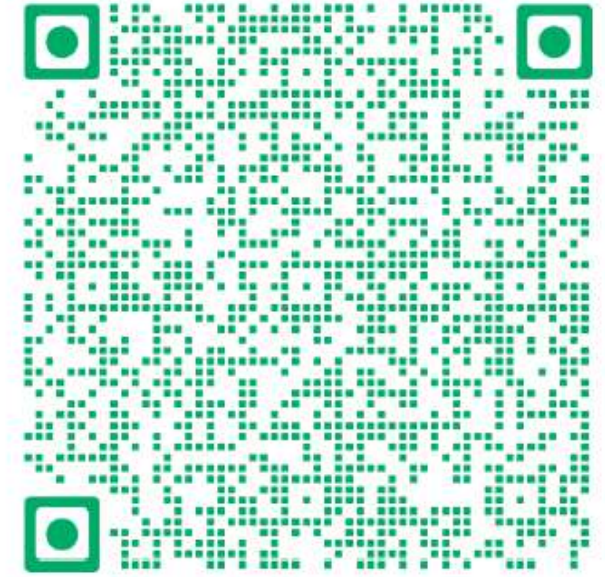
Police Officers (3) – Police-Patrol - \$515,206
Animal Control Officer –Police-Animal Services - \$175,620
Crime Scene Supervisor – Police-Investigations - \$183,413
EMS Clinical Manager – Fire Operations - \$94,993
New Fire Truck for Fire Station #7 - \$2,697,767
Replacement Ambulance - \$620,000

SUSTAINABLE INFRASTRUCTURE

Project Management Team (3 FTE)-EPW-Capital Projects - \$0
Street Maintenance Team (5 FTE)-Public Works-Streets - \$267,193

CONNECTED COMMUNITY

Chief Customer Experience Officer – City Manager's Office - \$120,316
West Pearland Summer Camp Program-Parks-Recreation - \$0
Recreation Attendant – Parks & Recreation- Athletics - \$0



**SCAN THIS TO LEARN MORE ABOUT
THE FY25 BUDGET**



PEARLAND ECONOMIC DEVELOPMENT CORPORATION

PROPOSED FY25 HIGHLIGHTS

- Proposed Revenue: \$16.6M
- Proposed Expenses: \$42.6M or \$21.3M over projected revenue
- Three major expenditures total \$26.6M; represent 62% of total expenses
 - Hickory Slough Sports Complex expansion - \$16.7M
 - Industrial Drive reconstruction - \$4.7M
 - Possible sanitary sewer extension to the Smith Ranch Road area - \$4.9M
- Of the proposed FY25 expenses \$34M is earmarked for infrastructure improvements or 80% of total expenditures.



PEARLAND ECONOMIC DEVELOPMENT CORPORATION SUPPLEMENTALS BY STRATEGIC PRIORITY

STRONG ECONOMY

Director of Redevelopment- \$133,884

SH35 North Main Business Park, Lower Kirby Infrastructure, and Industrial Drive



WHAT'S THE DIFFERENCE?

General fund (\$123M)



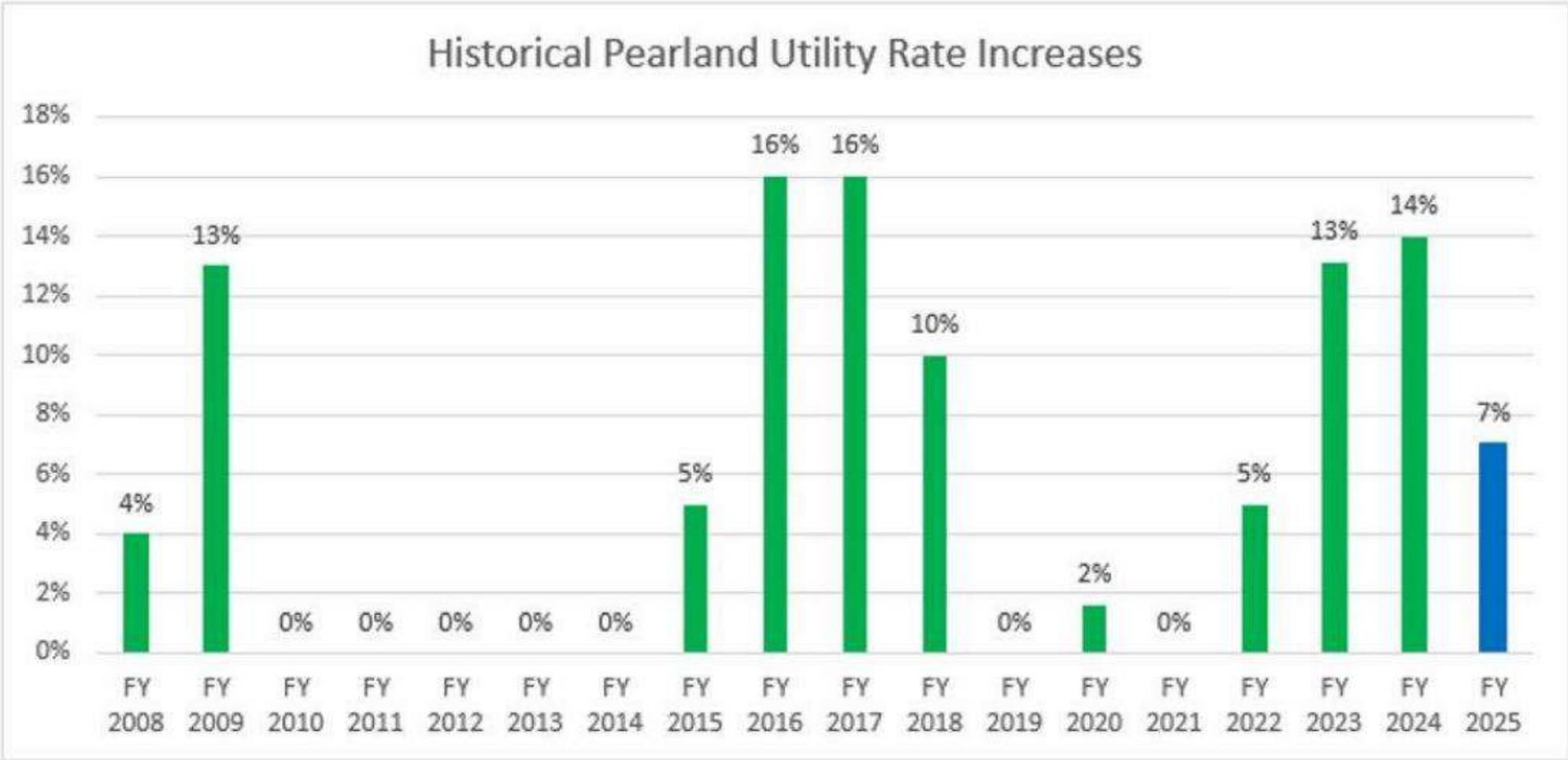
- **Revenue Source**
 - Property tax
 - Sales & use tax
 - Charges for service
 - Fees, fines, and forfeitures
 - Licenses and permits
 - Other sources
- **Revenue Collected Supports**
 - Police/Fire/Public Works
 - General government
 - Parks and Recreation
 - Community Development
 - Debt service for large projects

Enterprise fund (\$118M)



- **Revenue Source**
 - Water
 - Sewer
 - Garbage
- **Revenue Collected Supports**
 - Water
 - Wastewater treatment
 - Debt service for large projects
 - Garbage collection

RATE TRENDS



SAMPLE BILLS WITH 7% RATE INCREASE FOR FY 25

Account Type	Usage	Meter Size	Water			Sewer			INCREASE			
			Current Rate	Proposed Rate	Water Increase	Current Rate	Proposed Rate	Sewer Increase	Current TOTAL	Proposed TOTAL	INCREASE TOTAL	%
Residential	2,000	5/8"	\$ 21.36	\$ 22.86	\$ 1.50	\$ 30.79	\$ 32.95	\$ 2.16	\$ 52.15	\$ 55.81	\$ 3.66	7%
Residential	3,000	5/8"	\$ 26.85	\$ 28.73	\$ 1.88	\$ 37.56	\$ 40.19	\$ 2.63	\$ 64.41	\$ 68.92	\$ 4.51	7%
Residential	6,000	5/8"	\$ 43.32	\$ 46.34	\$ 3.02	\$ 57.87	\$ 61.91	\$ 4.04	\$ 101.19	\$ 108.25	\$ 7.06	7%
Residential	12,000	5/8"	\$ 84.66	\$ 90.56	\$ 5.90	\$ 98.49	\$ 105.35	\$ 6.86	\$ 183.15	\$ 195.91	\$ 12.76	7%
Small Office	4,000	5/8"	\$ 35.14	\$ 37.60	\$ 2.46	\$ 44.33	\$ 47.43	\$ 3.10	\$ 79.47	\$ 85.03	\$ 5.56	7%
Commercial	38,000	2"	\$ 418.98	\$ 448.23	\$ 29.25	\$ 490.01	\$ 524.17	\$ 34.16	\$ 908.99	\$ 972.40	\$ 63.41	7%
Fast Food Restaurant	59,000	4"	\$ 926.93	\$ 991.68	\$ 64.75	\$ 1,155.54	\$ 1,236.21	\$ 80.67	\$ 2,082.47	\$ 2,227.89	\$ 145.42	7%
Sit Down Restaurant	262,000	4"	\$ 2,325.60	\$ 2,487.79	\$ 162.19	\$ 2,529.85	\$ 2,705.93	\$ 176.08	\$ 4,855.45	\$ 5,193.72	\$ 338.27	7%



PEARLAND WATER SUPPLEMENTALS BY STRATEGIC PRIORITY

SUSTAINABLE INFRASTRUCTURE

Asset Reliability Team-Utilities-Administration and Wastewater - \$421,575

Deputy Director of Utilities-Administration - \$151,013



LOWER KIRBY





Ivy District



Ivy Lofts



Ivy Townhomes



Flex Office-Warehouse Projects



Levey Logistics Park | UNDER CONSTRUCTION



Levey Flex Building



Levey Flex Building

496,560 SF



Levey Flex Building

496,560 SF



Adkisson Flex Building | UNDER CONSTRUCTION



Adkisson Flex Building



Stream Flex Building | UNDER CONSTRUCTION



Stream Flex Building



Welcome Development



QUESTIONS?



THANK YOU



pearlandtx.gov | @copearland





**Disposition of the
2023 Annual Meeting Minutes**



THE VILLAGE OF REFLECTION BAY HOMEOWNERS ASSOCIATION, INC. 2023 ANNUAL MEETING OF MEMBERS

THE MEETING MINUTES OF THE ANNUAL MEETING OF THE MEMBERS FOR THE VILLAGE OF EMERALD BAY HOMEOWNERS ASSOCIATION, INC. HELD WEDNESDAY, OCTOBER 25, 2023, AT 6:00 PM VIA VIDEO CONFERENCING.

BOARD OF DIRECTORS

Tucker Worster	President
Jamie Fountain	Vice President
John Nelson	Secretary
Vinh Do	Director
Mario DelValle	Director

DIRECTORS ABSENT

IN ATTENDANCE

Dan Westman, Cherish Dunford and Efer Gavidia representing the managing agent, FirstService Residential, Inc.

CALL TO ORDER AND INTRODUCTION

The annual meeting of the members was called to order at 6:01 PM.

APPROVAL OF THE 2022 ANNUAL MEETING MINUTES

- Upon a motion duly made by Tucker Worster, seconded by John Nelson, and carried, the Board approved the 2022 annual meeting minutes.

PRESIDENT REPORT & COMMUNITY UPDATES

President, Tucker Worster, shared the following community highlights:

We are delighted to present a comprehensive overview of the community projects and initiatives that transpired throughout the year 2023:

Emerald Bay Rec Center:

- **Pool Deck Fencing Replacement:** A significant improvement to safety and aesthetics.
- **Pool Water Coolers Installation:** Thanks to the diligent efforts of Pearland Aquatics and the SCRMA Board of Directors, our community now enjoys the convenience of pool water coolers.

Biscayne Bay Splashpad:

- **NEW Sunshades & Benches:** Thanks to the generous funding provided by MUD 26, we have successfully incorporated sunshades and benches, greatly enhancing the comfort and utility of the Biscayne Bay Splashpad for all our community members.
- **Splash Pad Activator Button Signage:** Improved signage for safety and information.
- **Two Replacement Water Cannons:** Ensuring the continued enjoyment of the splashpad.

Community Wide Landscape Renovation Project (Phase 1, 2A & 2B):

- The projected completion date for this substantial landscaping endeavor is 2025. We are diligently progressing through each phase, dedicated to enhancing the community aesthetics.

Dog Waste Stations:

- Fifteen existing dog waste stations were replaced, and, in response to homeowners' requests, added 12 more stations along our walking trails to promote cleanliness and convenience.

Diamond Bay Recreation Pavilion BBQ Repair:

- The built in BBQ at the rec center pavilion has undergone necessary repairs, ensuring its continued functionality for community gatherings.

Dr. Moon Seasonal Landscape Seminars:

- Dr. Moon's three informative seasonal landscape seminars continue to provide valuable insights for our community members on maintaining your landscaping as the seasons change.

Community Wide Pool Use:

- This year, we expanded our pool hours across the 4 community pools by a whopping 1800+ hours.

Some other tangible things the Board has done for the betterment of the community:

- Implemented irrigation pump inspections, additional porter services at the community recreation centers, nutria rat inspections, and mailbox pressure washing.
- Masonry wall repairs throughout the community, which remains an ongoing project with so many miles of brick walls to address year after year.
- Nature trail sidewalk repair, and walking trail repairs, which of course many have been affected by the drought, so we're waiting until the drought is over to fully assess the needs and implement the repair strategy.

Some intangible things the Board has done this year:

- Constantly reviewing funds and making fiscally responsible investment decisions to ensure the money is working for the community's benefit, especially with interest rates on the rise.
- Securing an electricity agreement that was at a lower than market rate to see a significant savings over the budgeted amount.
- Continuous monitoring and review of our 10-year reserve study to be sure we are staying on task with our community assets.
- Adopted ARC procedures that eliminated the application fee for "like-for-like" projects, and adopted updated guidelines for wood fence, security fence, charging stations, and driveway extensions.
- Extending the Silversand Services holiday décor contract for an additional 2 years without a monetary increase.
- Secured a budget for 2024 that is well under inflation.

Community Events that have taken place so far this year:

- Our goal was to have a minimum of 2 events per month and we are so thankful they've been well received by the community. We've had multiple food truck nights and movie nights, a children's book reading, a community walk, 2 community-wide garage sales, the rock snake decorating contest, plus some large-scale exciting events like the Spring Fling photos with the Easter bunny, the Summer Kick-Off for pool season, Our 2nd Annual Volleyball Tournament, our first Casino Night and Glow Foam Party, and last night's National Night Out.

We still have more to come through the End of 2023, so be sure to join us for:

- Pumpkin Painting
- Fall Yard Decorating Contest
- Photos with Santa
- Holiday Yard Decorating Contest

Future Projects (2024 & beyond):

- In the coming years, we have ambitious plans that include repairing and replacing the lake replenishment wells (Phase III), advancing the Landscape Renovation Project (Phase 2B & 3), walking trail repairs, and converting the remainder of our landscape irrigation system from city water to lake water.
- The exteriors of all the community recreation centers will be getting a refresh.
- Benches will be installed along the walking trails.
- Significant enhancements are on the horizon for Emerald Bay Rec Center, including refinishing the deck, replacing the fence, resurfacing all three pools, and installing a new kiddie play structure.

Reflection Bay Disc Golf Course:

- Did you know we even had a disc golf course in the neighborhood? Well, soon, it will be one of the amenities to be sure to check out as it will be getting a complete redesign and overhaul thanks to the design efforts of some of our disc golf enthusiast neighbors, and the fund participation from MUD26.

PROPERTY FACILITY REPORT

Year to date the Village of Reflection Bay had 1,810 Non-Compliance violations, 83 ARC applications, and 572 resident calls. One of the focuses for the community this year is enhancing awareness of deed restrictions and working with homeowners to cure violations in a timely manner.

FINANCIAL STATUS

The General Manager, Dan Westman, provided the Associations ending Reserve Fund balance for 2022 at \$126,311, which increased from the start of 2022.

He shared the financial results for 2022 actuals vs budget, which explained that the income for 2022 was under budget \$16,392.20 due to delinquency and resale fees. The Operating Expense was under budget \$41,215.92 due to legal expenses.

The managing agent reviewed the financial statement for the period ending August 31, 2023. The financial statement indicated the Operating Fund account balance of \$153,708, Total Accounts Receivable of \$32,818, a Replacement Fund balance of \$247,420, Total Deposits of \$2,150, with Assets totaling \$436,096.

The report indicated the Total Liabilities of \$65,362, Replacement Reserve fund of \$247,419.82, Fund Balance of \$123,314, Total Equity fund balance of \$370,734, and a Total Liabilities and Equity balance of \$436,096.

Mr. Westman captured the Total Operating Income and Expense for the 2024 budget, confirming the 2024 budget assessment rate of \$1081, which is less than a three percent

increase from 2023. He shared a visual to show what the \$1081 pays for in the community. See [Exhibit A](#)

Lastly, he provided a visual for cost comparisons to other master plan communities in size, and other communities in our area.

Adjourned meeting at 6:35 pm

Reopened meeting at 6:35pm

ELECTION INTRODUCTION OF CANDIDATES

The Village of Reflection Bay Homeowners Association Board of Directors and members of the community welcomed three candidates that are running for one open position on the board. Mr. Mario DelValle, Mr. Dan Nguyen, and Mr. David Selsky. Each candidate present had the opportunity to address the board.

ELECTION RESULTS

The Village of Reflection Bay election results were sent via email to all homeowners on October 30, 2023. The new quorum set by attendees and voters is 66 which is 5.76%.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:03 PM and was opened for the Member's Forum. The Board welcomed questions and suggestions that would help support and improve the community while referring residents to visit the Shadow Creek Ranch website at www.shadowcreekranchhoa.com where they can obtain the latest community updates, Board meeting schedules and important links.

The Board thanked the community for the opportunity to serve and their continued support.

Sincerely,

Secretary
Village of Reflection Bay Board of Directors



PRESIDENT'S REPORT

2024 Community Highlights

Recreational Facilities

- Replacement of 5 Drinking Fountains (slides)
- Painting of all 4 Recreation Center Buildings (slides)
- Biscayne Bay Splash Pad Repair and Paint (slides)
- Biscayne Bay & Reflection Bay Pool Deck Mastic Completely Redone (slides)
- Village of Emerald Bay Pool Deck Resurfacing (slides)
- Diamond Bay Pool Deck Resurfacing (slides)
- Diamond Bay Pool – Full Plaster, Tile, and Coping Replacement (slides)

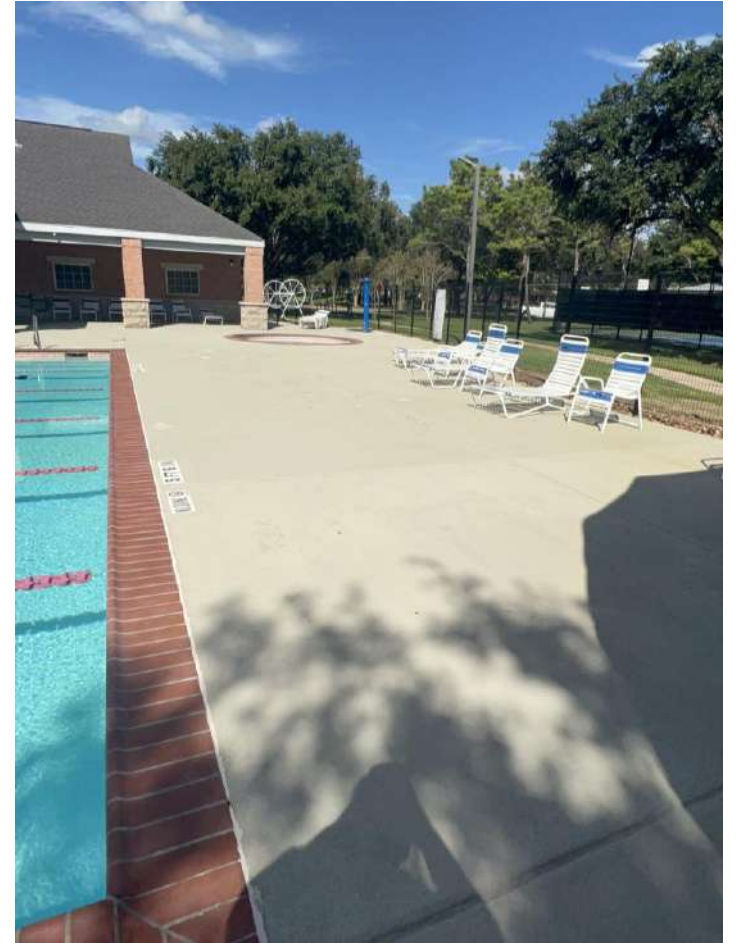


Rec Center Water Fountains
BEFORE



Rec Center Water Fountains
AFTER

EMERALD BAY POOL DECK BEFORE



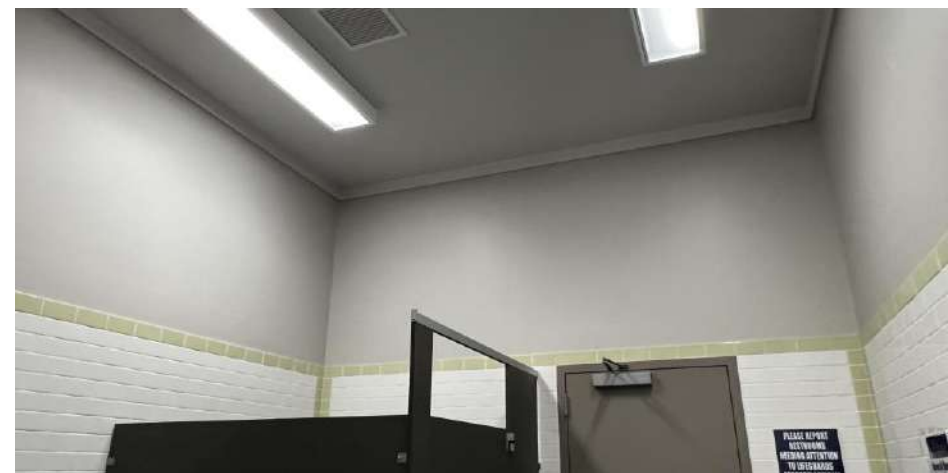
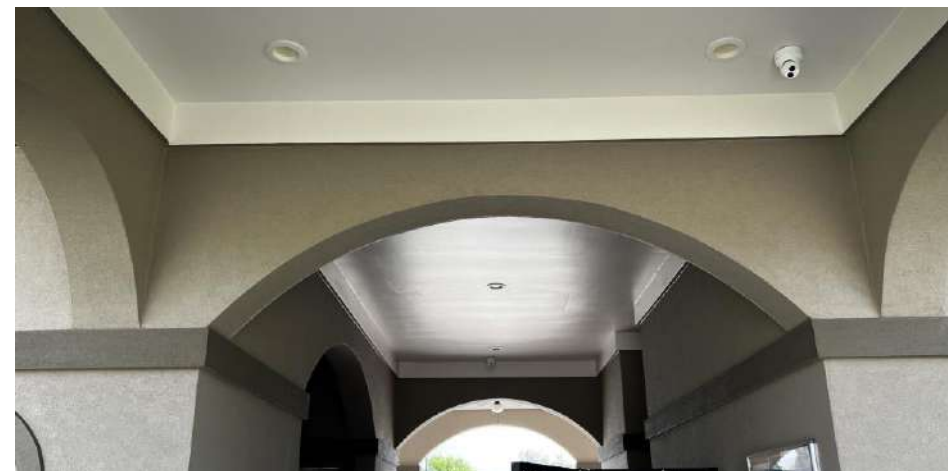
EMERALD BAY POOL DECK AFTER



BISCAYNE BAY REC CENTER REPAINT BEFORE



BISCAYNE BAY REC CENTER REPAINT AFTER



REFLECTION BAY REC CENTER REPAINT BEFORE



REFLECTION BAY REC CENTER REPAINT AFTER



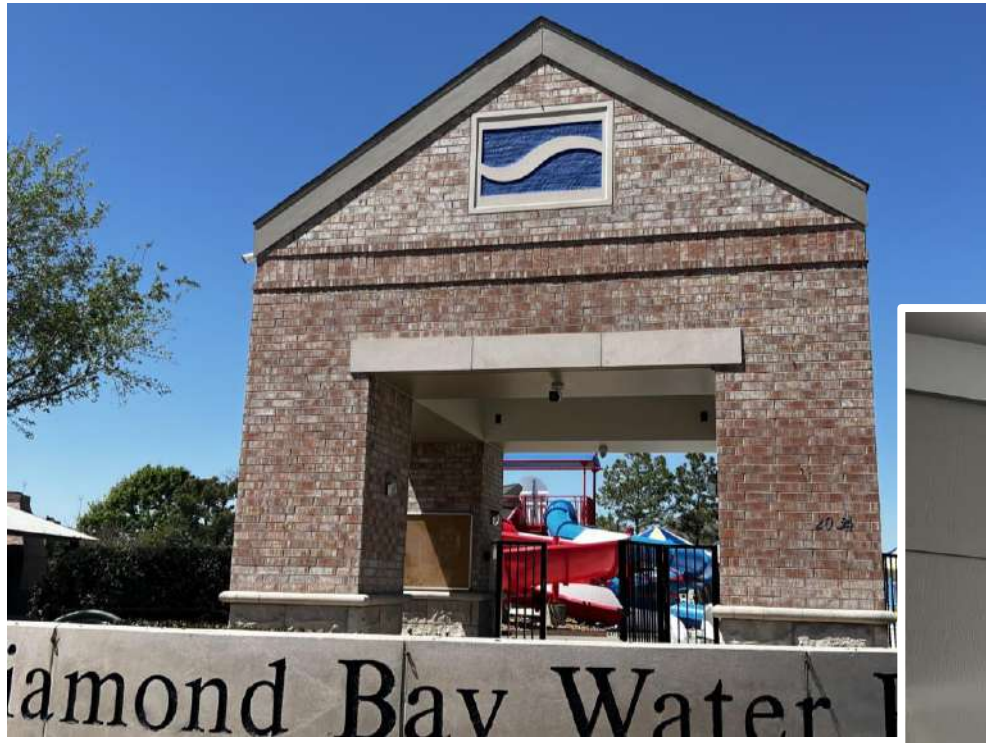
DIAMOND BAY REC CENTER REPAINT BEFORE



DIAMOND BAY REC CENTER REPAINT BEFORE



DIAMOND BAY REC CENTER REPAINT AFTER



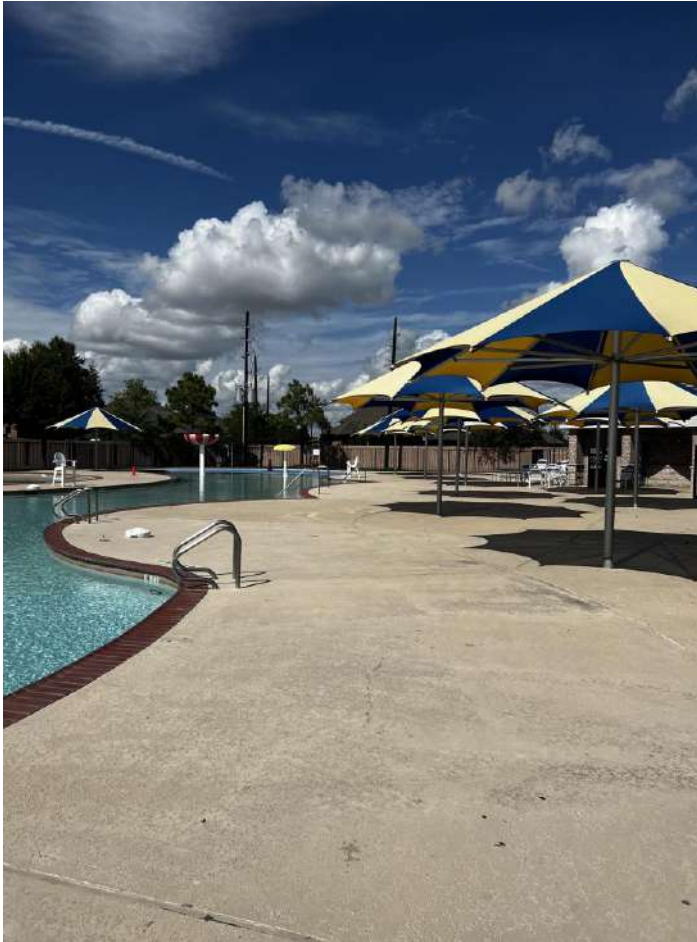
EMERALD BAY REC CENTER REPAINT BEFORE



EMERALD BAY REC CENTER REPAINT AFTER



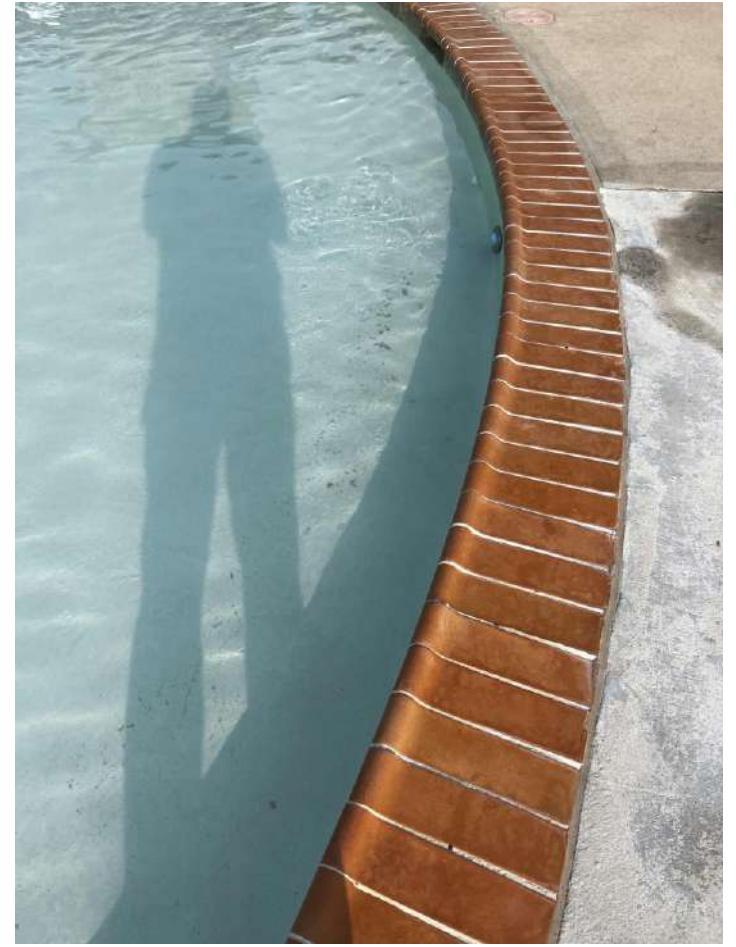
DIAMOND BAY POOL DECK BEFORE



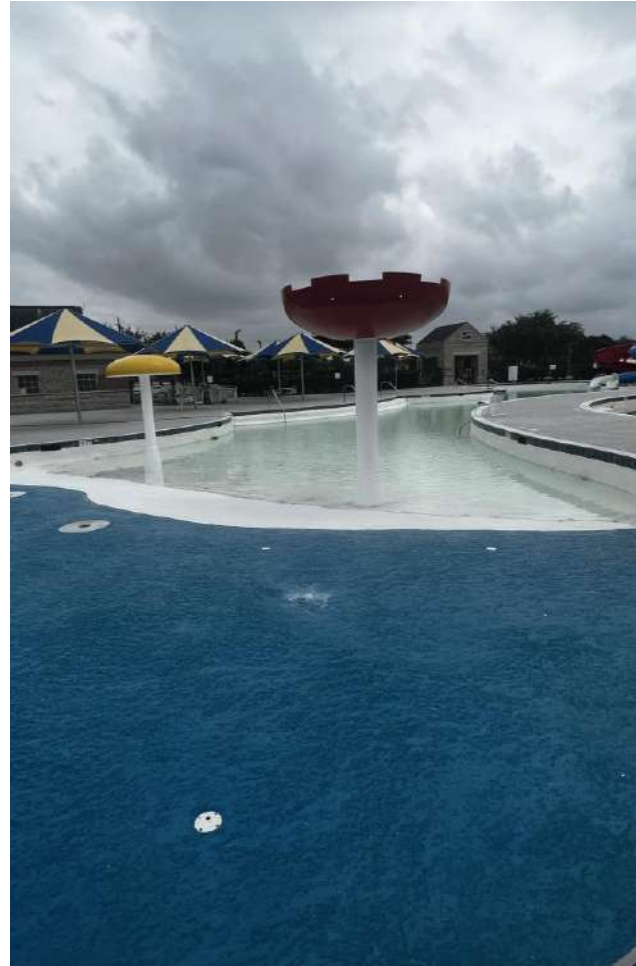
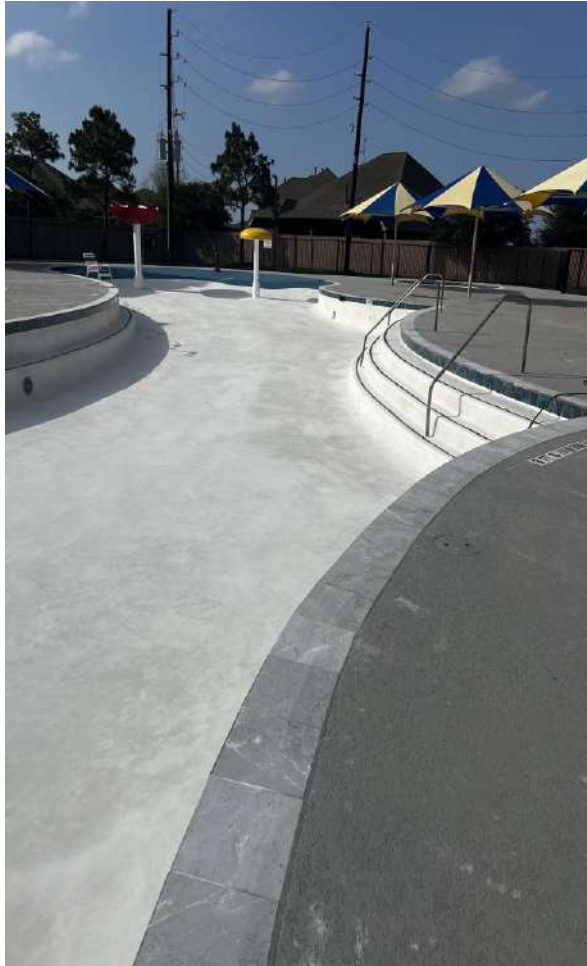
DIAMOND BAY POOL DECK AFTER



DIAMOND BAY POOL TILE/COPING/PLASTER BEFORE

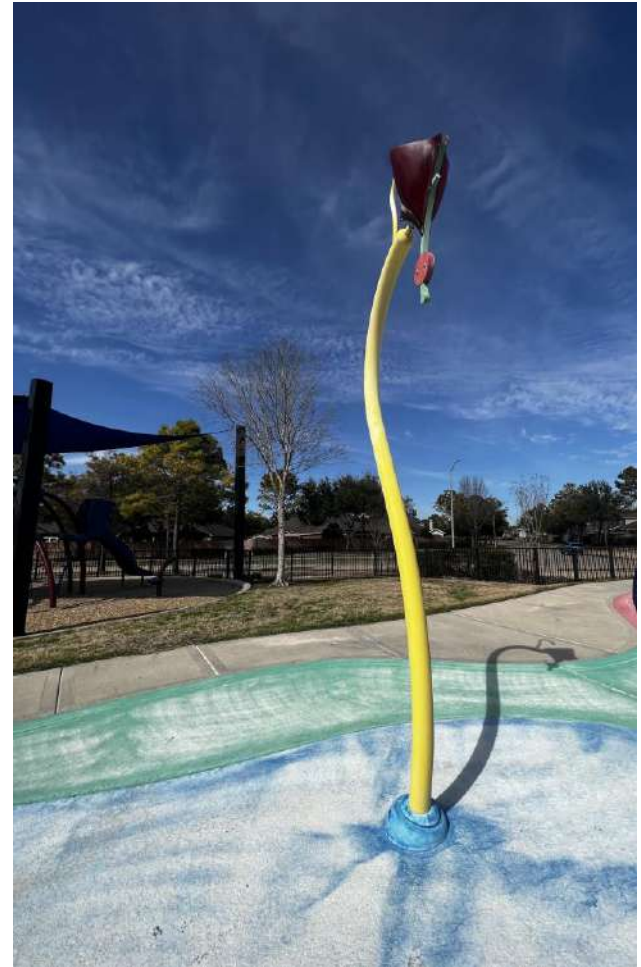


DIAMOND BAY POOL TILE/COPING/ PLASTER AFTER



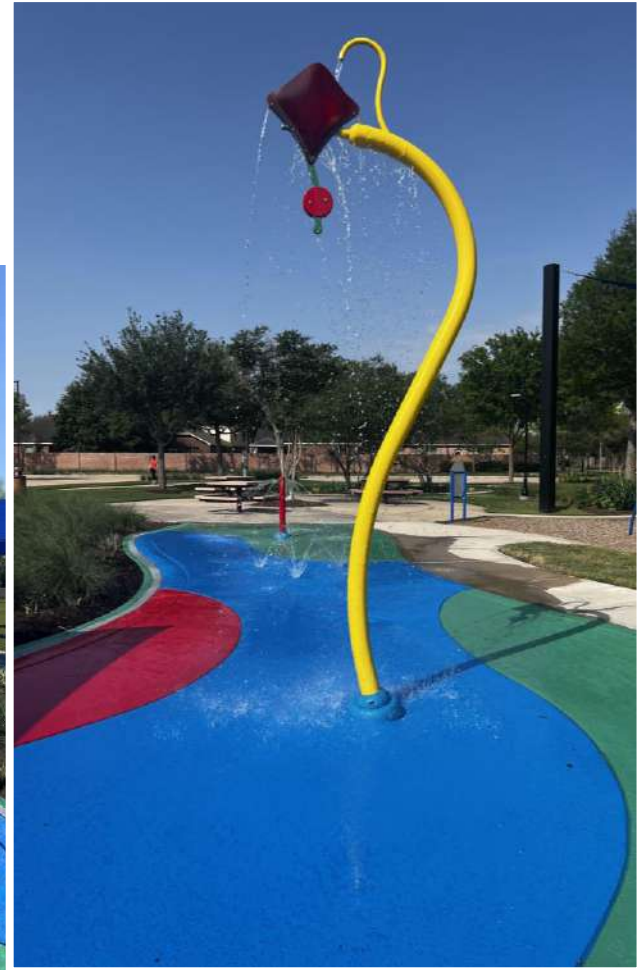
BISCAYNE BAY SPLASH PAD REPAINT

BEFORE



BISCAYNE BAY SPLASH PAD REPAINT

AFTER



2024 Community Highlights

Landscaping

- Landscape Renovation Project (slides)
 - Phase IIB: Property-Wide Renovation of Esplanade Tips
 - Phase III: Property-Wide Tree Planting Project (underway)
- Removal of 100's of Dead Pine Trees
- Hurricane Beryl Recovery

ESPLANADE RENOVATION PROJECT BEFORE



ESPLANADE RENOVATION PROJECT AFTER



2024 Community Highlights

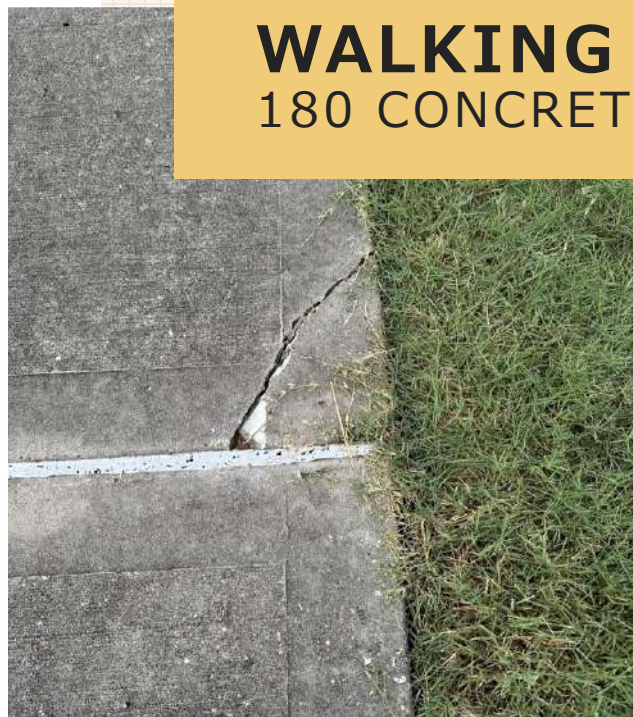
Infrastructure

- Property-Wide Walking Trail Repairs (slide)
- Lake Brianna Shore Sox Installation – MUD 26 Funded (slide)
- Cluster Mailboxes Replacement, Repair, Cleaning and Repainting (underway)
- Wells & Irrigation Conversion Project - MUD 1 & 26 Funded
 - Most landscape irrigation converted from City water (\$) to lake water
 - A complete overhaul of the lake well water replenishment system including 4 new wells
- Clear Creek Outfall Repairs – MUD 1 Funded
- Lake Erin Sinkhole Repair – MUD 26 Funded (slide)

COMPLETED WALKING TRAIL REPAIRS



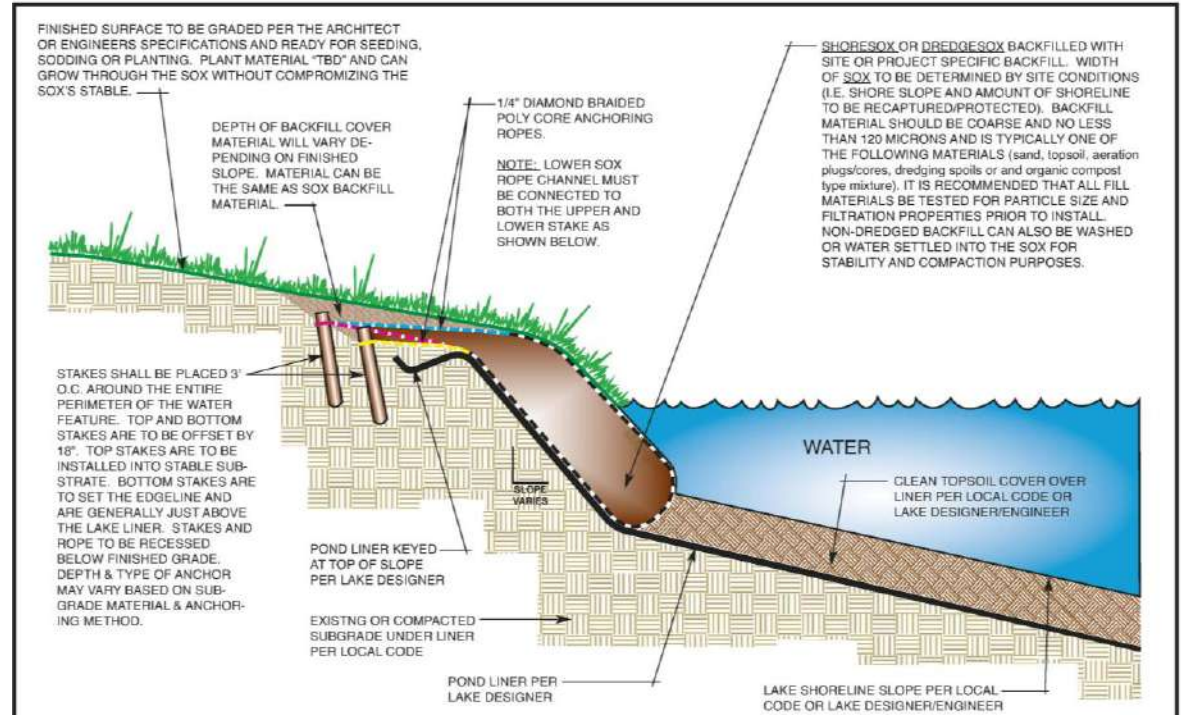
WALKING TRAIL REPAIRS BEFORE 180 CONCRETE SLABS



WALKING TRAIL REPAIRS AFTER 180 CONCRETE SLABS



LAKE BRIANNA SHORE SOX INSTALLATION BEFORE



NOTE: THIS DRAWING IS A "DIAGRAMMATIC ILLUSTRATION" OF A SOX INSTALL METHOD.

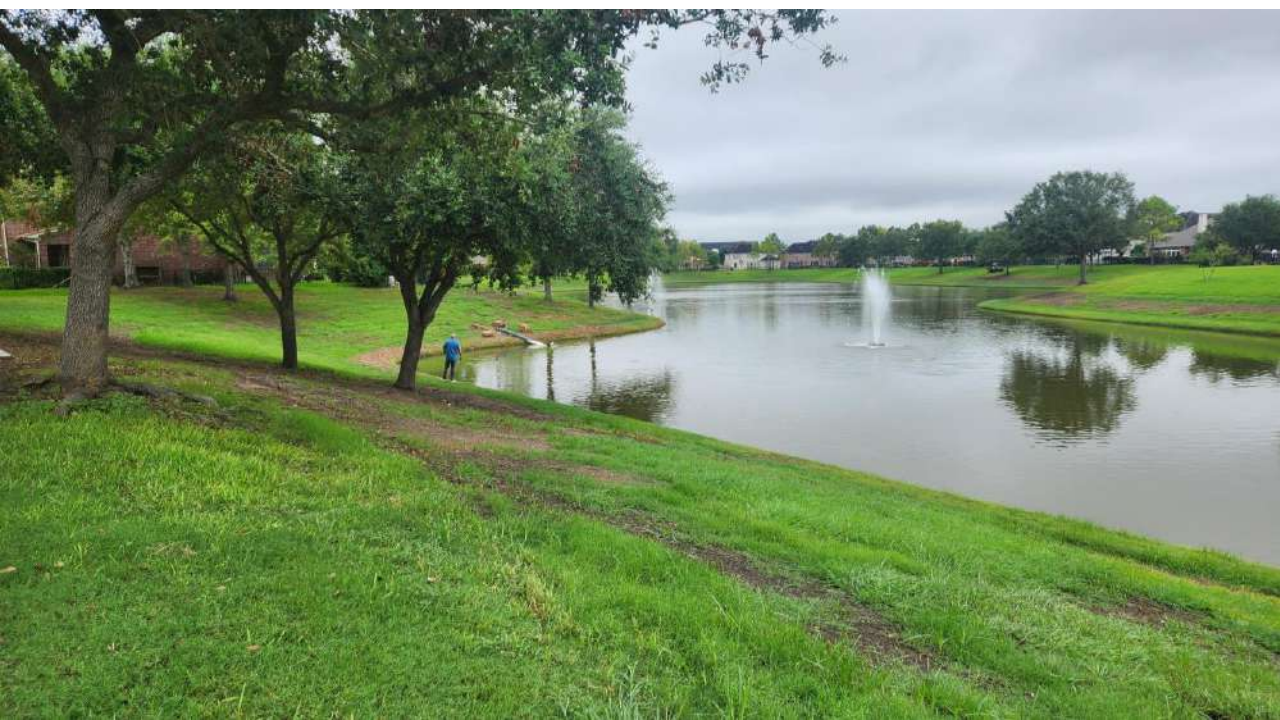
DETAIL QUESTIONS - Call: (408)461-0324 or Email: dgink@soxerosion.com

TYPICAL SHORESOX/DREDGESOX DETAIL LAKE/WATERWAY EDGE WITH POND LINER & SOIL COVER



CORPORATE OFFICE: 4801 19th Avenue, Suite 2018 Kissimmee, FL 34758 (813) 200-1000 WWW.SOXEROSION.COM	DRAWN BY: D. GINKEL	PROJECT:
	APPROVED BY: RL & BF	DATE: 3/2/2020
	SCALE: N.T.S.	REVISIONS: 01/19/20

LAKE BRIANNA SHORE SOX INSTALLATION AFTER (MUD 26 FUNDED)



LAKE IRIS EMBANKMENT REPAIR BEFORE



LAKE IRIS EMBANKMENT REPAIR AFTER (MUD 26 FUNDED)



○ Lake Erin Sinkhole Repair (MUD 26 Funded)



Before



During



After

MAILBOX CLUSTER CLEAN AND REPAINT



Before



After



2024 Community Highlights

Community Enhancements

- Complete Renovation of Disc Golf Course - MUD 26 Funded (slides)
- Placement of Benches and Picnic Tables along Walking Trails (slides)
- Updated Pool and Recreation Center Signage (slides)

SCR DISC GOLF COURSE RENOVATION (MUD 26 FUNDED)

- 17 CONCRETE SLABS
- 5 BENCHES/ TRASH CANS
- 13 DISC GOLF NETS
- 12 HOLE PAR SIGNS AND MAPS
- SCR DISC GOLF RULES AND MAP



BENCHES AND PICNIC TABLES BEFORE



- 11 CONCRETE SLABS
- 9 BENCHES
- 2 PICNIC TABLES/ TRASH CANS



BENCHES AND PICNIC TABLES AFTER



TENNIS COURT SIGNAGE BEFORE



TENNIS COURT SIGNAGE AFTER



REC CENTER SPORT AMENITY SIGNAGE



REFLECTION BAY BASKETBALL COURTS

RESIDENT AND RESIDENT GUEST USE ONLY
OPERATING HOURS 7:00AM - 10:00PM

RULES FOR USE:

- ONE (1) HOUR PLAY LIMIT
- BASKETBALL PLAY ONLY
- PROPER BASKETBALL ATTIRE AND SHOES
- BE RESPECTFUL OF OTHER PLAYERS

NOT ALLOWED AT ANY TIME:

- HANGING ON RIM
- LITTERING
- TRESPASSING
- PETS
- PRIVATE EVENTS
- PROFANITY/ LEWDNESS
- LOUD MUSIC
- SMOKING OR VAPING
- WEAPONS
- BIKES, SKATES, SCOOTERS OR SKATEBOARDS
- BLOCKING ENTRY
- ALCOHOL OR ILLEGAL DRUGS

PLAY AT YOUR OWN RISK

FOR ACCESS CONTACT



www.ShadowCreekRanchHOA.com

Violation of rules may result in forfeiture of amenity access. Trespassers will be prosecuted.

The Homeowner's Associations and Management are not responsible for lost or stolen items.

Report maintenance issues to management at: 713.436-4563 or help@shadowcreekcranchhoa.com

Report suspicious activity to Pearland Police Dept: 281.997.4100

Emergency 9-1-1



EMERALD BAY TENNIS COURTS

RESIDENT AND RESIDENT GUEST USE ONLY
OPERATING HOURS 7:00AM - 10:00PM

RULES FOR USE:

- ONE (1) HOUR PLAY LIMIT
- TENNIS PLAY ONLY
- PROPER TENNIS ATTIRE AND SHOES
- BE RESPECTFUL OF OTHER PLAYERS

NOT ALLOWED AT ANY TIME:

- TRESPASSING
- PETS
- PRIVATE LESSONS
- PRIVATE EVENTS
- PROFANITY/ LEWDNESS
- LOUD MUSIC
- SMOKING OR VAPING
- ALCOHOL OR ILLEGAL DRUGS
- WEAPONS
- BIKES, SKATES, SCOOTERS OR SKATEBOARDS
- BLOCKING ENTRY

PLAY AT YOUR OWN RISK

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Report suspicious activity to Pearland Police Dept: 281.997.4100

Emergency 9-1-1



BISCAYNE BAY VOLLEYBALL COURT

RESIDENT AND RESIDENT GUEST USE ONLY
OPERATING HOURS 7:00AM - 10:00PM

RULES FOR USE:

- ONE (1) HOUR PLAY LIMIT
- VOLLEYBALL PLAY ONLY
- BE RESPECTFUL OF OTHER PLAYERS

NOT ALLOWED AT ANY TIME:

- TRESPASSING
- PETS
- PRIVATE LESSONS
- PRIVATE EVENTS
- PROFANITY/ LEWDNESS
- LOUD MUSIC
- SMOKING OR VAPING
- ALCOHOL OR ILLEGAL DRUGS
- WEAPONS
- REMOVAL OF SAND

PLAY AT YOUR OWN RISK

FOR ACCESS CONTACT



www.ShadowCreekRanchHOA.com

Violation of rules may result in forfeiture of amenity access. Trespassers will be prosecuted.

The Homeowner's Associations and Management are not responsible for lost or stolen items.

Report maintenance issues to management at: 713.436-4563 or help@shadowcreekcranchhoa.com

Report suspicious activity to Pearland Police Dept: 281.997.4100

Emergency 9-1-1



BISCAYNE BAY SPLASH PAD

RESIDENT AND RESIDENT GUEST USE ONLY
OPERATING HOURS 9:00AM - 9:00PM

RULES FOR USE:

- SPLASH PAD WATER PLAY ONLY
- PROPER PLAY ATTIRE AND FOOT PROTECTION
- BE RESPECTFUL OF OTHERS
- ACTIVATOR BUTTON IS A HAND MOTION SENSOR
- PERSONS UNDER 12 MUST BE ACCOMPANIED BY AN ADULT

NOT ALLOWED AT ANY TIME:

- TRESPASSING
- PETS
- PRIVATE EVENTS
- PROFANITY/ LEWDNESS
- LOUD MUSIC
- SMOKING OR VAPING
- ALCOHOL OR ILLEGAL DRUGS
- WEAPONS
- BIKES, SKATES, SCOOTERS OR SKATEBOARDS
- ROUGH PLAY
- LITTERING

PLAY AT YOUR OWN RISK

FOR ACCESS CONTACT



www.ShadowCreekRanchHOA.com

Violation of rules may result in forfeiture of amenity access. Trespassers will be prosecuted.

The Homeowner's Associations and Management are not responsible for lost or stolen items.

Report maintenance issues to management at: 713.436-4563 or help@shadowcreekcranchhoa.com

Report suspicious activity to Pearland Police Dept: 281.997.4100

Emergency 9-1-1

2024 Community Highlights

Administrative

- Maintained a 24-hour response time for phone inquiries.
- Enhanced compliance efforts across the community.
- Initiated cleanup and revisions of governing documents.
- Increased the number of community events.
- Developed and implemented Standard Operating Procedures
- Introduced geo-mapping of community assets for improved management and tracking.

2025 Planned Projects

Village of Diamond Bay Water Park

- Kiddie Elevated Play Structure Replacement (slide)
- Big Slides Structure Replacement
- Perimeter Fence Replacement
- Replacement of 10 Funbrella Canvas'

Recreation Center Improvements

- Basketball Court Repainting
- Tennis Court Repainting
- Resurfacing and Repainting of All Recreation Center Restroom Floors
- Putting Green Turf Replacement at Biscayne Bay Recreation Center

Monuments

- Renovation of Main SCR and Village Monuments

Infrastructure

- Replacement of Mastic in all Recreation Center Parking Lots
- Clear Creek and Lake Amber Canal Clean Out - MUD 1 & 26 Funded
- Lake Paige Outflow Repair - MUD 1 Funded
- Lakes Erin and Frances Shore Sox Installations – MUD 26 Funded

Landscaping

- Installation of Landscaping Coverage for All Irrigation Meters/Controls

Community Enhancements

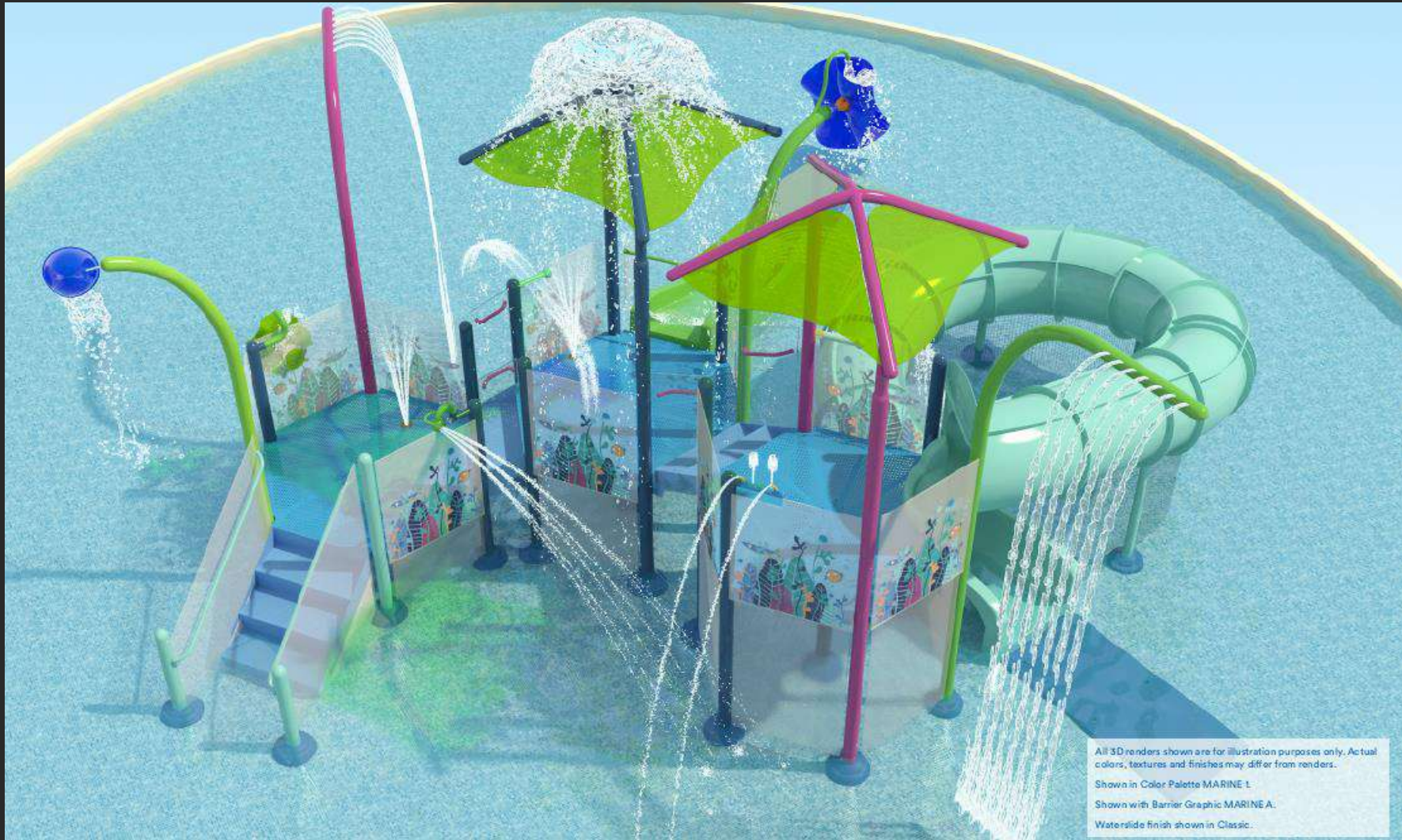
- Addition of Doggie Waste Stations in Needed Areas

Kiddie Elevated Play Structure Replacement



All 3D renders shown are for illustration purposes only. Actual colors, textures and finishes may differ from renders.
Shown in Color Palette MARINE 1
Shown with Barrier Graphic MARINE A.
Waterslide finish shown in Classic.

Kiddie Elevated Play Structure Replacement



All 3D renders shown are for illustration purposes only. Actual colors, textures and finishes may differ from renders.
Shown in Color Palette MARINE 1.
Shown with Barrier Graphic MARINE A.
Waterslide finish shown in Classic.

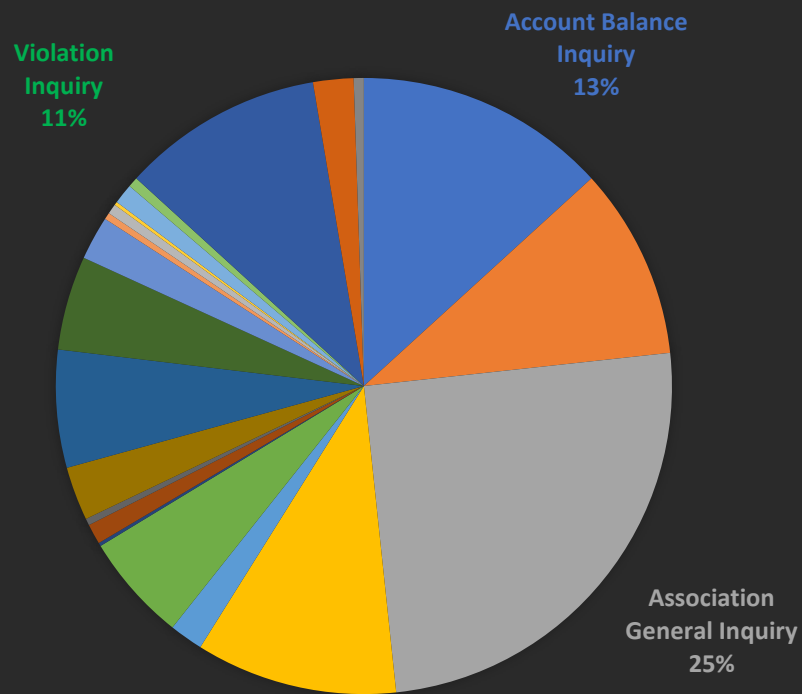
Kiddie Elevated Play Structure Replacement



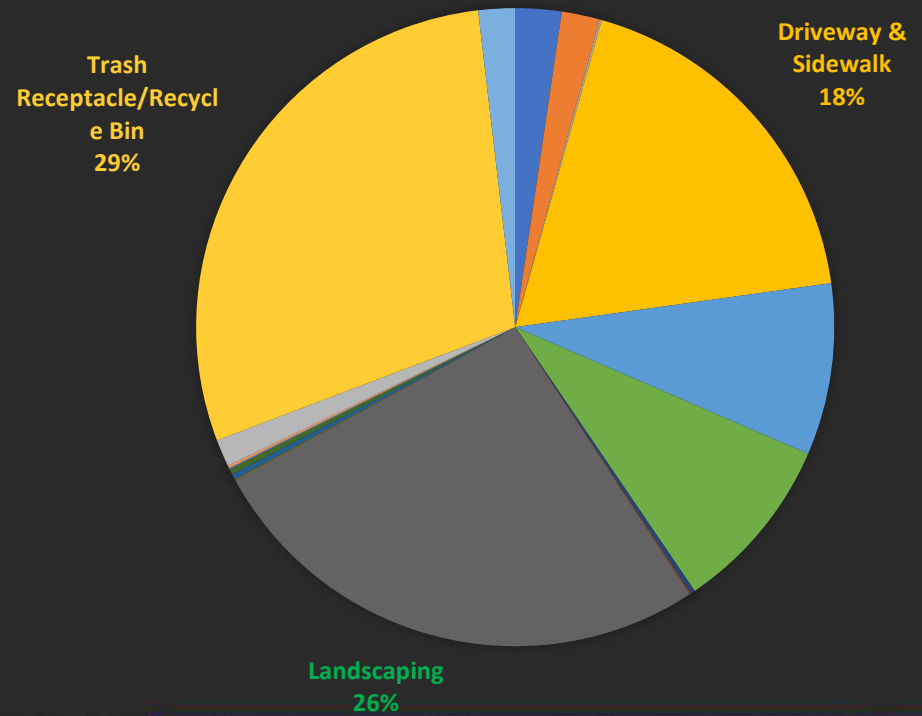
PROPERTY FACILITY REPORT

In 2023 the Village of Reflection Bay had 1,810 Non-Compliance Violations, 83 ARC applications and 572 resident calls.

Call Logs



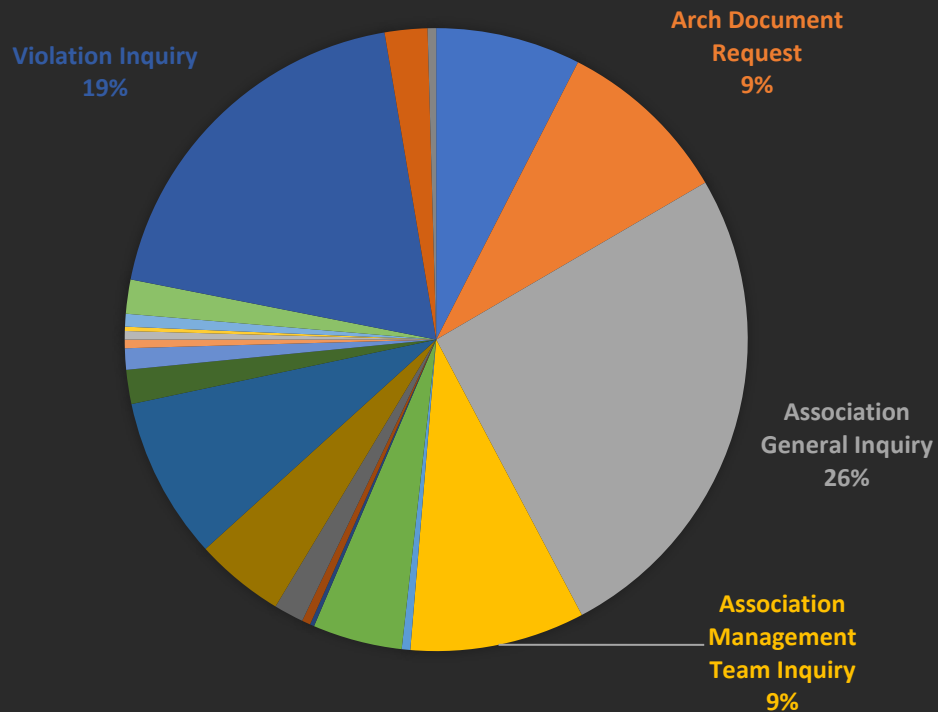
Non-Compliance



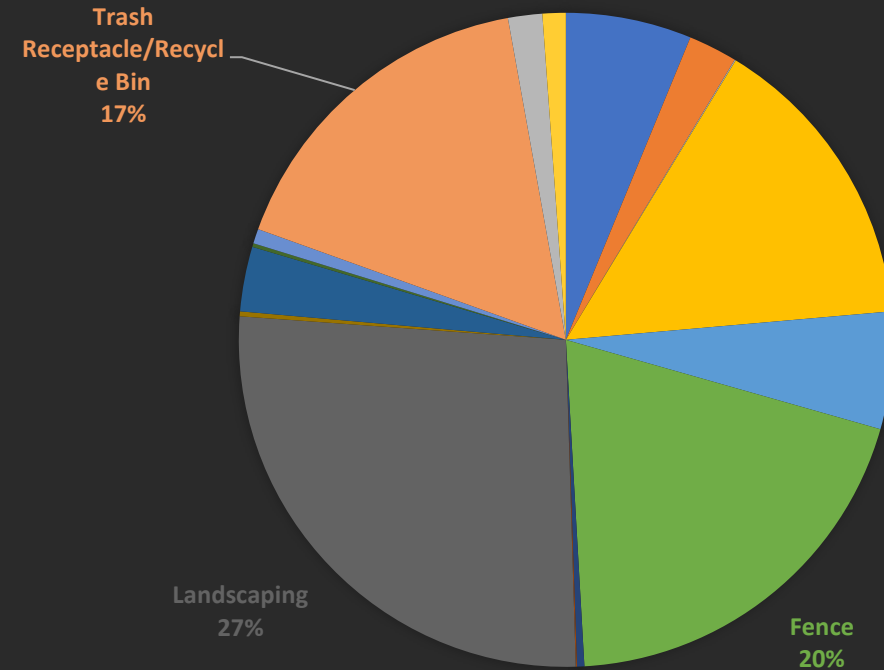
PROPERTY FACILITY REPORT

YTD theVillage of Reflection Bay had 1,656 Non-Compliance Violations, 61 ARC applications and 452 resident calls.

Call Logs



Non-Compliance



Dan Westman
General Manager

Cherish Dunford
Assistant General
Manager

Efer Gavidia
Operations
Manager

LaGaylia Davis
Community
Administrative
Assistant-ARC

**FIRSTSERVICE RESIDENTIAL
ONSITE SUPPORT TEAM**

Meredith Neal
Facility Coordinator

Eleanor Eaglin
Receptionist

Brittany
Liescheski
Community
Administrative
Assistant-Events

Kayla Fesler
Compliance Liaison

RELATIONSHIP BETWEEN SHADOW CREEK RANCH MAINTENANCE ASSOCIATION & VILLAGE OF REFLECTION BAY

SHADOW CREEK RANCH MAINTENANCE ASSOCIATION

Village Assessments · Rec Centers/ Pools M&R ·
Common Area M&R · ARC Guidelines · Governing
Documents · Common Element Insurance · Manage
Replacement Reserves and Projects

VILLAGE OF
REFLECTION BAY

VILLAGE OF
BISCAYNE BAY

VILLAGE OF
DIAMOND BAY

VILLAGE OF
EMERALD BAY

Homeowner Assessments · Deed Restriction & Delinquency
Review · Village Governing Documents · Village Insurance ·
Fund the Replacement Reserves and Projects · Fund the
Shared Rec and Common Area M&R

FINANCIAL REPORT

- 2023 Year End
- 2024 Year-to-Date
- 2025 Budget

2023 YEAR END – RESERVE ACCOUNT

Start of 2023	\$126,504
End of 2023	\$129,208
Increase	\$2,704

2023 YEAR END – OPERATING ACCOUNT

Bal as of 12/31/2023	
Income	\$1,286,703.66
Expenses	\$1,593,424.56
Surplus/(Deficit)	-\$306,720.90

- **OPERATING INCOME DEFICIT TO BUDGET OF -\$8,463.34**
 - DUE TO CAP FEES
- **OPERATING EXPENSE DEFICIT TO BUDGET OF -\$298,258.56**
 - DUE TO LANDSCAPE RENOVATION PROJECT
- **TOTAL ANNUAL DEFICIT TO BUDGET of -\$306,721.90**
 - Due to unbudgeted SCR community-wide landscape renovation project funding.
 - Without renovation funding there would have been a surplus to budget of **\$37,614.68.**

Account	Description	Current Month September
Entity: T0109 - Village of Reflection Bay Homeowners Association Inc		
ASSETS		
10015 CON1	Cash Checking - CON1 CAPITAL ONE	74,359
10015 ENT1	Cash Checking - ENT1 ENTERPRISE BANK	68,354
TOTAL CASH		\$142,713
11055 CON1	Reserve Money Market - CON1 CAPITAL ONE	131,648
11055 ENB1	Reserve Money Market - ENB1 ENTERPRISE BANK	127,834
TOTAL RESERVE CASH AND INVESTMENTS		\$259,481
12200 MET1	Operating Investment Accounts - MET1 METROPOLITAN BANK	36,131
TOTAL OPERATING INVESTMENTS		\$36,131
13000	Accounts Receivable	22,726
13016	Accounts Receivable Homeowner Chargeback	5,883
13017	Accounts Receivable Late Fees	13,201
13018	Accounts Receivable Legal Chargeback	20,000
13026	Accounts Receivable Postage & Copies	(34)
13045	Accounts Receivable Interest Income	(1,418)
13055	Accounts Receivable Other	1,084
13068	Accounts Receivable Violation Fees	100
13099	Allowance For Doubtful Accounts Operating	(33,233)
TOTAL ACCOUNTS RECEIVABLE		\$28,308
16345	Other Deposits	2,150
TOTAL FIXED ASSETS		\$2,150
TOTAL ASSETS		\$468,784

Balance Sheet Assets 9/30/24

Account	Description	Current Month September
Entity: T0109 - Village of Reflection Bay Homeowners Association Inc		
LIABILITIES		
20335	Other Payables To Firstservice Residential	655
20500	FSR Transfer Fees and Welcome Pckg	733
TOTAL ACCOUNTS PAYABLE		\$1,388
22515	Security Deposits Owner	3,937
TOTAL DEFERRED LIABILITIES		\$3,937
23000	Prepaid Assessments	44,517
TOTAL PREPAID ASSESSMENTS		\$44,517
25206	Unidentified Deposit	1,197
TOTAL OTHER LIABILITIES		\$1,197
TOTAL LIABILITIES		\$51,038
OWNER'S EQUITY		
30500	Prior Years' Accum. Surplus (Deficit)	126,495
	NET INCOME (LOSS)	53,470
TOTAL OPERATING FUND BALANCE		\$179,966
35366	Reserve Fund Prior Yr Gain Loss	237,780
TOTAL RESERVE CONTRIBUTIONS		\$237,780
TOTAL OWNER'S EQUITY		\$417,745
TOTAL LIABILITIES AND EQUITY		\$468,784

Balance Sheet Liabilities 9/30/24

VORB

Income & Expense – Ending 9.30.24

Acct #	Description	Sep Actual	Sep Budget	Sep Variance		YTD Actual	YTD Budget	YTD Variance		2024 Total Budget	2024 Budget Remaining
REVENUE											
40000	Assessment	0.00	0.00	0.00		191,215.00	191,215.00	0.00		191,215.00	0.00
40070	Assessment Gate	0.00	0.00	0.00		40,668.00	40,668.00	2.00		40,668.00	2.00
40310	Master Assessment	0.00	0.00	0.00		1,046,535.00	1,046,535.00	(5.00)		1,046,535.00	(5.00)
41205	Cap Fee Reflection	600.00	763.00	(163.00)	Resales	5,200.00	6,867.00	(1,667.00)	Resales	9,160.00	(3,960.00)
41236	Cap Fee SCRMA	1,200.00	1,527.00	(327.00)	Resales	10,400.00	13,743.00	(3,343.00)	Resales	18,320.00	(7,920.00)
TOTAL ASSESSMENTS		\$1,800.00	\$2,290.00	(\$490.00)		\$1,294,015.00	\$1,299,028.00	(\$5,013.00)		\$1,305,898.00	(\$11,883.00)
43000	Late Fees	0.00	0.00	0.00		11,000.00	8,004.00	2,996.00	2024 late fees chgd in Jan	8,004.00	2,996.00
43005	Late Interest	366.28	375.00	(8.72)		5,826.29	3,375.00	2,451.29	Mostly 2024 delinquencies	4,500.00	1,326.29
44175	Interest Operating	421.00	100.00	321.00	New investment accts w/ higher yields	5,032.77	900.00	4,132.77	New investment accts w/ higher yields	1,200.00	3,832.77
TOTAL OTHER REVENUE		\$787.28	\$475.00	\$312.28		\$21,859.06	\$12,279.00	\$9,580.06		\$13,704.00	\$8,155.06
TOTAL REVENUE		\$2,587.28	\$2,765.00	(\$177.72)	Resales	\$1,315,874.06	\$1,311,307.00	\$4,567.06	Other Revenue	\$1,319,602.00	(\$3,727.94)
EXPENSES											
50100	Bank Charges	50.00	30.00	(20.00)		129.95	270.00	140.05		360.00	230.05
50515	Bad Debt Expense	0.00	400.00	400.00		0.00	3,600.00	3,600.00		4,800.00	4,800.00
TOTAL ADMINISTRATIVE		\$50.00	\$430.00	\$380.00		\$129.95	\$3,870.00	\$3,740.05		\$5,160.00	\$5,030.05
53500	Insurance Claim	(3,932.10)	0.00	3,932.10	Vehicle damage to the exit gates	(3,932.10)	0.00	3,932.10	Vehicle damage to the exit gates	0.00	3,932.10
TOTAL INSURANCE & TAXES		(\$3,932.10)	\$0.00	\$3,932.10		(\$3,932.10)	\$0.00	\$3,932.10		\$0.00	\$3,932.10
55020	Administrative Service	0.00	50.00	50.00		630.00	450.00	(180.00)		600.00	(30.00)
55235	Legal Fees	(165.50)	0.00	165.50	offset by Legal Expense Collections	(17,076.71)	0.00	17,076.71	offset by Legal Expense Collections	0.00	17,076.71
55285	Legal Fees Collections	165.50	300.00	134.50	offset by Legal Expense	17,511.71	2,700.00	(14,811.71)	offset by Legal Expense	3,600.00	(13,911.71)
55305	Legal Fees Corporate	0.00	500.00	500.00		1,434.58	4,500.00	3,065.42		6,000.00	4,565.42
TOTAL PROFESSIONAL FEES		\$0.00	\$850.00	\$850.00		\$2,499.58	\$7,650.00	\$5,150.42		\$10,200.00	\$7,700.42
59665	Telephone Entry Gate	0.00	0.00	0.00		1,624.00	1,800.00	176.00		1,800.00	176.00
TOTAL UTILITIES		\$0.00	\$0.00	\$0.00		\$1,624.00	\$1,800.00	\$176.00		\$1,800.00	\$176.00
61957	Landscaping Gated Extra	0.00	516.00	516.00		860.00	4,644.00	3,784.00		6,192.00	5,332.00
62040	Landscape Force Mow	0.00	25.00	25.00		0.00	225.00	225.00		300.00	300.00
TOTAL BUILDING & GROUNDS		\$0.00	\$541.00	\$541.00		\$860.00	\$4,869.00	\$4,009.00		\$6,492.00	\$5,632.00
65281	Decorating Holiday Gated	0.00	0.00	0.00		0.00	0.00	0.00		240.00	240.00
65995	Gate RM	(3,777.90)	753.00	4,530.90	Reclassified insurance claim exp & payout to 53500	4,033.50	6,777.00	2,743.50	Reclassified insurance claim exp & payout to 53500	9,036.00	5,002.50
TOTAL REPAIR & MAINTENANCE		(\$3,777.90)	\$753.00	\$4,530.90		\$4,033.50	\$6,777.00	\$2,743.50		\$9,276.00	\$5,242.50
76086	Gated Community	1,300.00	175.00	(1,125.00)	Hurricane debris removal	3,080.00	1,575.00	(1,505.00)	Hurricane debris removal	2,100.00	(980.00)
TOTAL OTHER EXPENSE		\$1,300.00	\$175.00	(\$1,125.00)		\$3,080.00	\$1,575.00	(\$1,505.00)		\$2,100.00	(\$980.00)
77073	Gated Reserve Transfer	0.00	0.00	0.00		21,300.00	21,300.00	0.00		21,300.00	0.00
77177	SCRMA Assmnt Residential	0.00	0.00	0.00		1,046,535.40	1,046,535.00	(0.40)		1,046,535.00	(0.40)
77178	SCRMA Cap Fee	1,200.00	1,527.00	327.00	Resales	10,400.00	13,743.00	3,343.00	Resales	18,320.00	7,920.00
77179	SCRMA Reserve	0.00	0.00	0.00		95,581.02	95,581.00	(0.02)		95,581.00	(0.02)
77181	SCRMA Rec Shared Expense	0.00	0.00	0.00		101,993.76	101,994.00	0.24		101,994.00	0.24
TOTAL TRANSFERS		\$1,200.00	\$1,527.00	\$327.00		\$1,275,810.18	\$1,279,153.00	\$3,342.82		\$1,283,730.00	\$7,919.82
TOTAL EXPENSES		(\$5,160.00)	\$4,276.00	\$9,436.00	Insurance / Prof Fees / R&M	\$1,284,105.11	\$1,305,694.00	\$21,588.89	Admin / Insurance / Prof Fees / B&G / R&M	\$1,318,758.00	\$34,652.89
NET INCOME/(LOSS)		\$7,747.28	(\$1,511.00)	\$9,258.28		\$31,768.95	\$5,613.00	\$26,155.95		\$844.00	\$30,924.95

VORB 2025 BUDGET

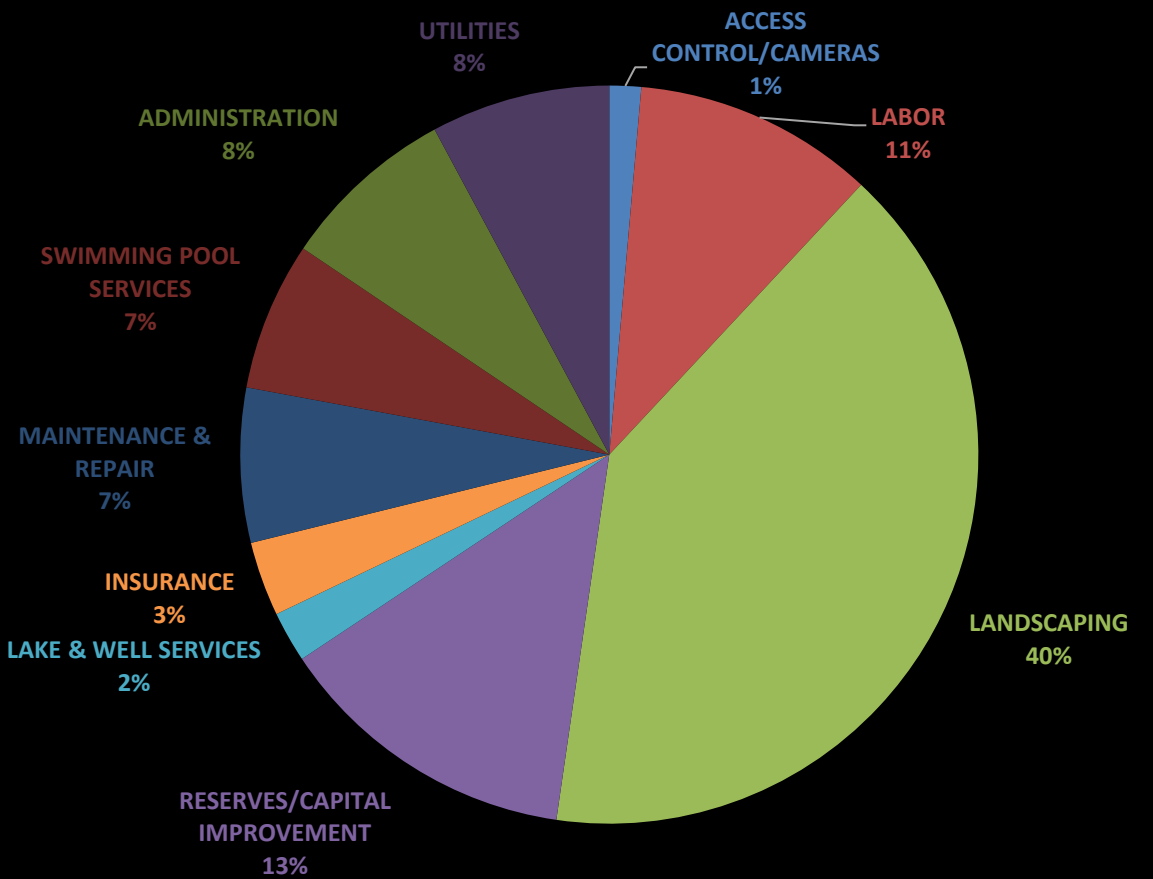
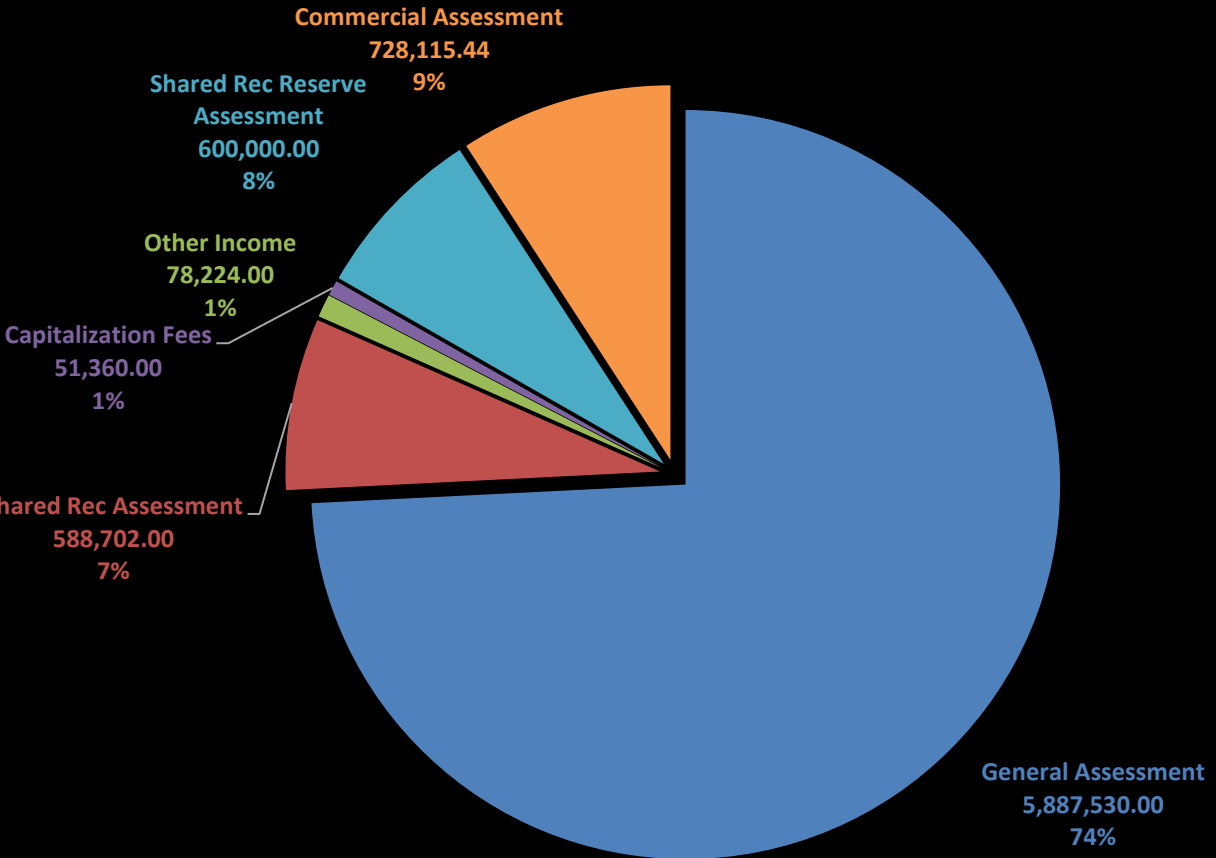
INCOME	
Assessment Reflection Bay	\$212,970
Assessment Gated	\$41,650
SCRMA Assessment	\$1,075,155
SCRMA Capitalization Fees	\$9,160
Capitalization Fees - Reflection Bay	\$4,580
Late Interest	\$4,500
Late Fees	\$8,004
Interest Income Revenue	\$2,400
TOTAL INCOME	\$1,358,419

EXPENSE	
Administrative Exp. Other	\$600
Bad Debt Expense	\$3,600
Bank Charges	\$360
Holiday Décor Gated	\$240
Lawn Services Homes	\$300
Landscaping Gated	\$6,000
Legal Fees	\$0
Legal Fees Collections	\$3,600
Legal Fees Corporate	\$6,000
Gated RM	\$7,752
Gated Community	\$2,460
Gated Reserve transfer	\$23,400
SCRMA Assmnt Residential	\$1,075,155
SCRMA Capitalization Fees	\$9,160
SCRMA Reserve	\$109,569
SCRMA Rec Shared Expenses	\$107,506
Telephone Entry Gated	\$1,800
TOTAL EXPENSE	\$1,357,502

2025 SCRMA (“ONE SCR”) BUDGET

Total Income: \$7,933,931.44

Total Expenses: \$7,933,931.44



WHAT DOES YOUR ANNUAL ASSESSMENT PAY FOR?

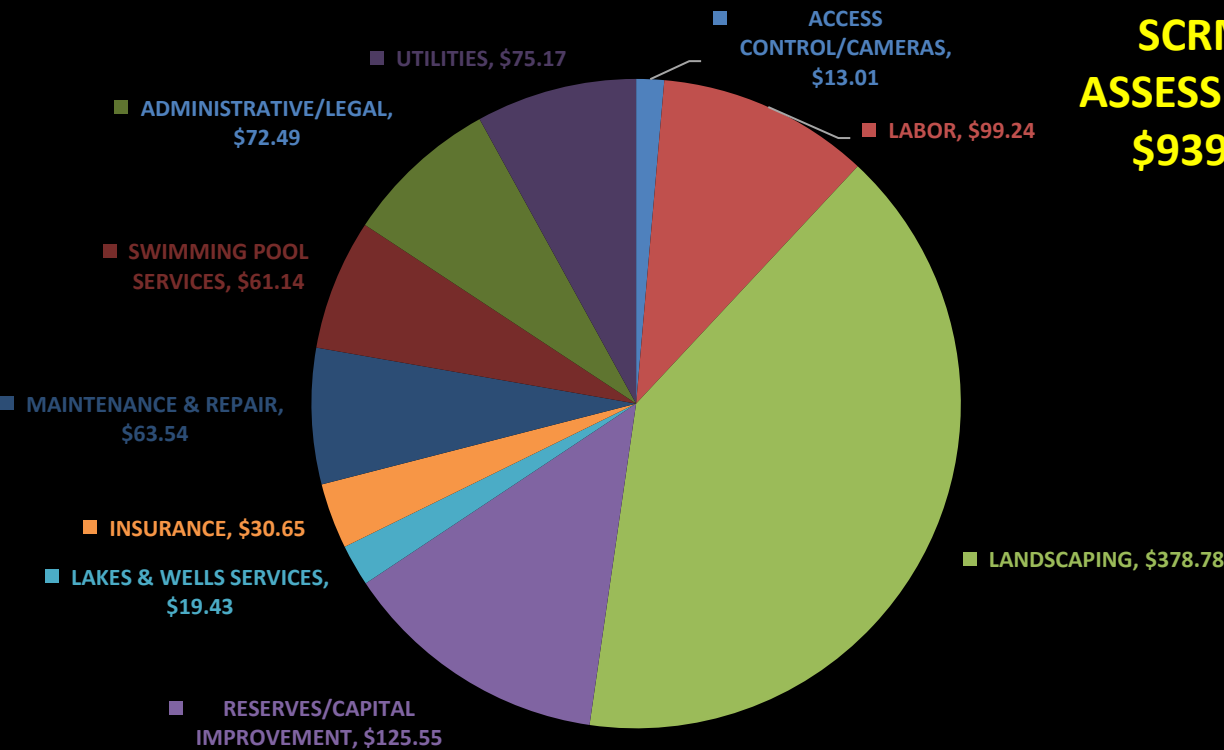
Village of Reflection Bay Annual Assessment = **\$187.00**

Shadow Creek Ranch Maintenance Association Annual Assessment = **\$939.00**

TOTAL ASSESSMENT = **\$1,125.00** (4% increase)

Gated Assessment = **\$850.00**

SCRMA ASSESSMENT \$939.00

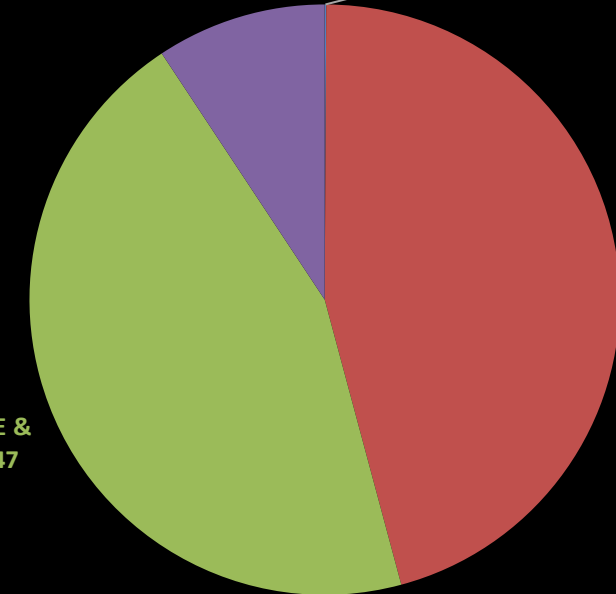


MAINTENANCE & REPAIR, \$83.47

ADMINISTRATIVE/LEGAL, \$17.31

LANDSCAPING, \$0.16

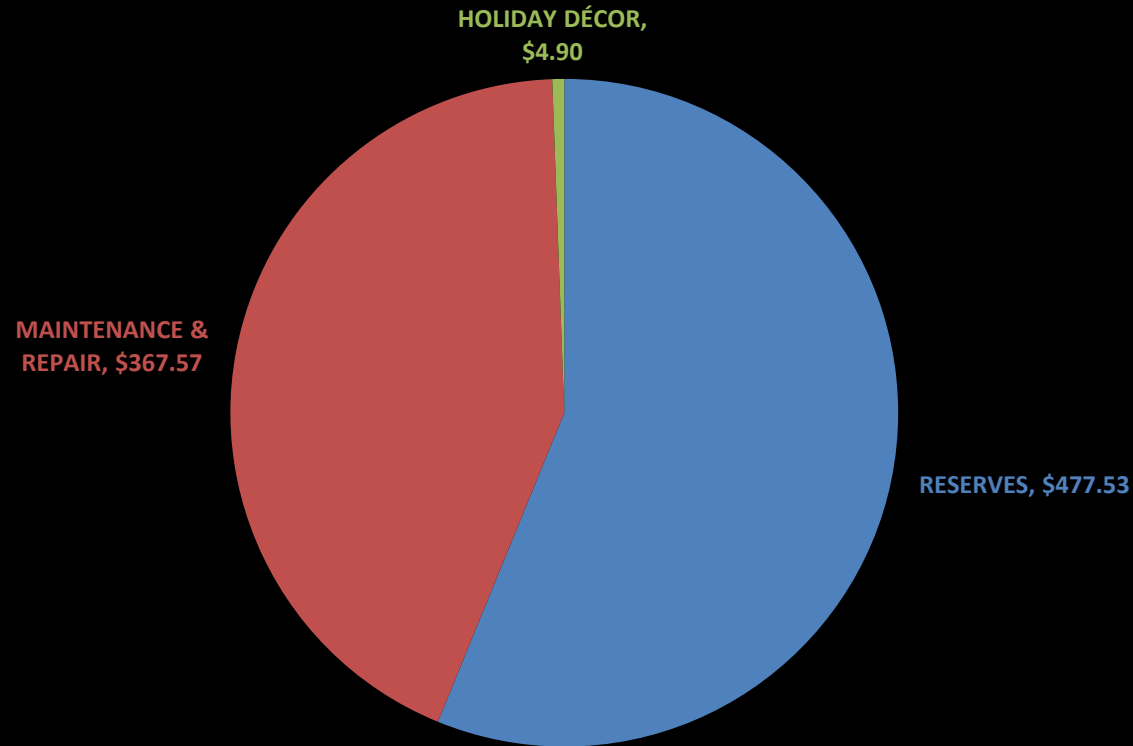
VILLAGE ASSESSMENT \$187.00



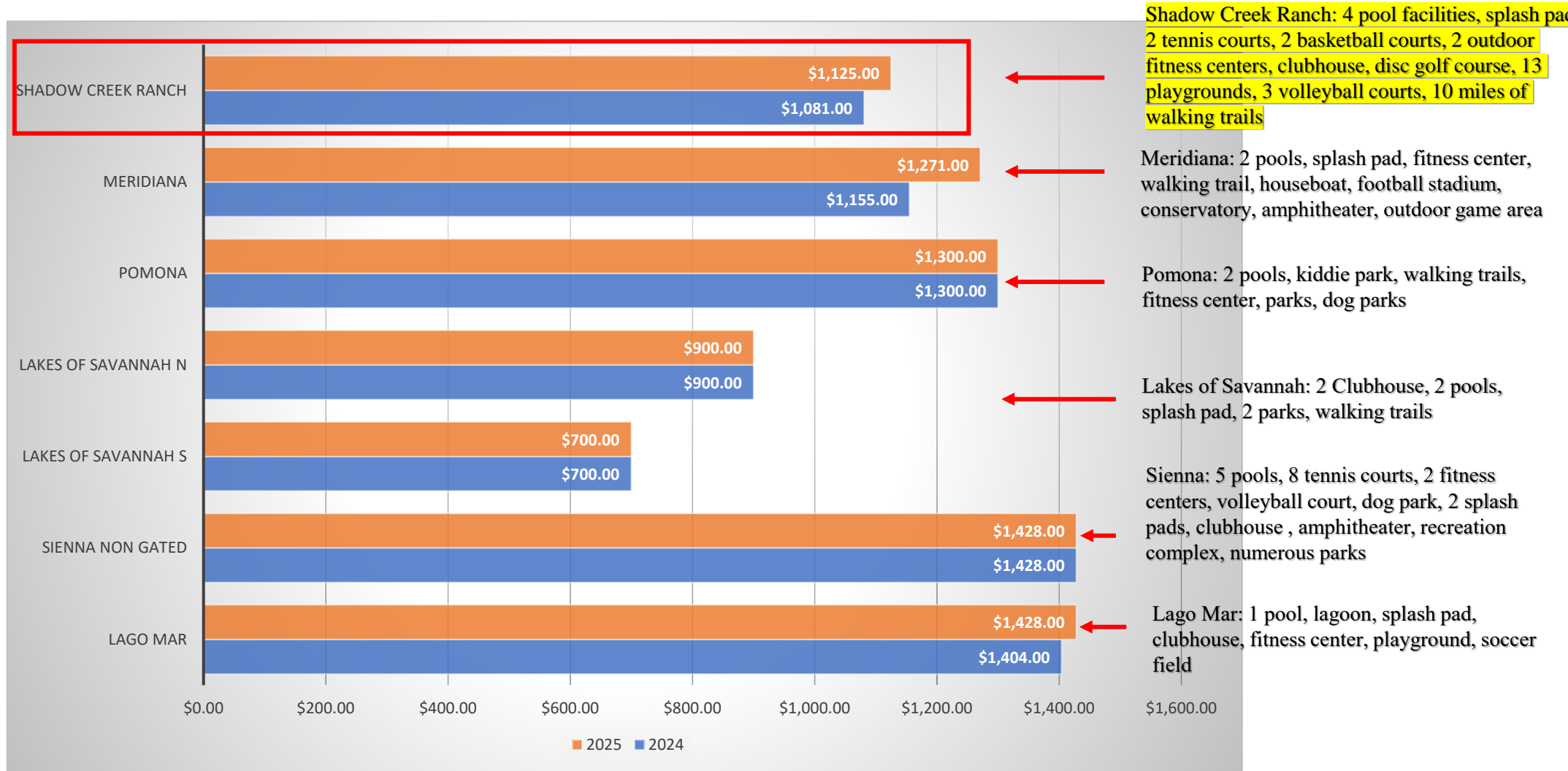
RESERVES/CAPITAL IMPROVEMENT, \$85.07

WHAT DOES YOUR ANNUAL ASSESSMENT PAY FOR?

Oak Arbor Estates - Gated Assessment = \$850.00



ASSESSMENT COMPARISON TO SIMILAR MASTER PLANNED COMMUNITIES IN THE HOUSTON REGION



2025 Annual Assessment Payment

Dear Village of Reflection Bay Homeowner,

Enclosed please find your payment coupon with owner account number for the Shadow Creek Ranch 2025 annual assessment of **\$1,125**. Owners in Oak Arbor Estates will also note the added gated section annual assessment amount of **\$850** for a total of **\$1,975**. All assessments are due by January 1, 2025.

Payment can be made at any time prior to January 1, 2025, however, please note:

- The 2025 annual assessment has changed from the 2024 amount. If you have autopay established with ClickPay or your bank, review the current payment amount and adjust as needed.
- **If you set up an autopay on ClickPay, you must set the payment date for no earlier than January 1. If you set the autopay date prior to January 1, there will be no charge present to autopay, and the payment will not be made.**
- Payments may be applied to the oldest balance on your account. If there is an unpaid balance, you could be in jeopardy of incurring delinquency penalties.

Your payment options include:

- **CLICKPAY** at www.ClickPay.com/FirstService . You can register using your owner account number on the enclosed payment coupon. We recommend familiarizing yourself with the three payment settings to ensure you select the one that best suits your needs.
- **CHECK** made payable to Village of Reflection Bay Homeowners Association, Inc. mailed to:

Village of Reflection Bay Homeowners Association
c/o FirstService Residential
P.O. Box 30419
Tampa, FL 33630-3419

- *Note: Be sure your owner account number is printed legibly on the memo line of the check.*
- **DROP-OFF** a personal check payment at 12234 Shadow Creek Pkwy, Building 3, Suite 112, Pearland, TX 77584 on Monday-Friday, 8:30pm-5:00pm.
- *Note: Be sure your owner account number is printed legibly on the memo line of the check.*

Use the following methods to check your account balance prior to and after making your payment:

- Open a ClickPay account at www.ClickPay.com/FirstService
- Register for your FirstService Residential Connect resident portal at <https://villageofreflectionbay.connectresident.com/> (see enclosed flyer for additional instructions)
- Send us an email requesting a current statement at help@shadowcreekranchoa.com

We are happy to assist you, so let us know what questions you may have by calling us at (713)436-4563 or emailing help@shadowcreekranchoa.com.

Village of Reflection Bay Board of Directors

President	Tucker Worster (position up for election)
Vice President	Jamie Fountain (position up for election)
Treasurer	Dan Nguyen
Secretary	John Nelson
Director	David Selsky



Election of Directors
(2 positions open)

(c) If Quorum Not Met for Board of Director Elections Only: If quorum is not present or represented, the meeting shall be adjourned without notice other than announcement at the meeting, and immediately reconvened for the sole purpose of election of directors. At the reconvened meeting, quorum shall be all those members counted as present whether in person or by proxy, absentee ballot, electronic ballot, or any other method of representative or delegated voting. Directors shall be elected by a majority of those votes.”



**Meeting
Adjournment**



**Reconvene
Meeting**

Roll Call

Please input your First & Last Name followed by your Property Address in the chat.



**Candidate
Introductions**

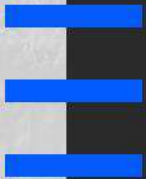
Corey Englade



Scott Fisher



Tucker Worster





Write-in Candidates



Meeting Adjournment & Member Forum

Your Board of Directors values the insight and input of all owners. To ensure that everyone has the opportunity to be heard, please email QUESTIONS & SUGGESTIONS to:

EMAIL: help@shadowcreekranchhoa.com