



MCPHERSON RANCH HOA

ANNUAL MEETING – October 28, 2024

Neighborhood

MEETING AGENDA

- I. Welcome and Introductions**
- II. Roll Call & Call to Order**
- III. Verify Quorum**
- IV. Election: Board of Directors**
 - a) Introduction of Candidates**
 - b) Election**
- VI. Financial Overview**
- VII. Community Update**
- VIII. Election Results**
- IX. Adjourn**
- X. Q&A**



INTRODUCTIONS

BOARD OF DIRECTORS:

Mark Leitch - President

Tony Moreno – Vice President

Elena Messina – Board Member

Bruce McGregor – Member at Large

Megan Woollard – Member at Large

MANAGEMENT TEAM:

Christina Fountain – Senior Community Manager

Charlene Fountain – Admin Assistant

Rose Hill – Director of Portfolio

COMMUNITY UPDATE – NPO & CODE BLUE

Neighborhood Police Officer (NPO)

Ryan.Timmons@fortworthtexas.gov

His city cell is 682-319-6201

Code Blue – Deb Kendall

The Citizens on Patrol Program is making a positive impact on Fort Worth's quality of life. Members help to deter crime by patrolling in their cars, on bicycles, and on foot patrol.

ELECTION: BOARD OF DIRECTORS

CANDIDATES:

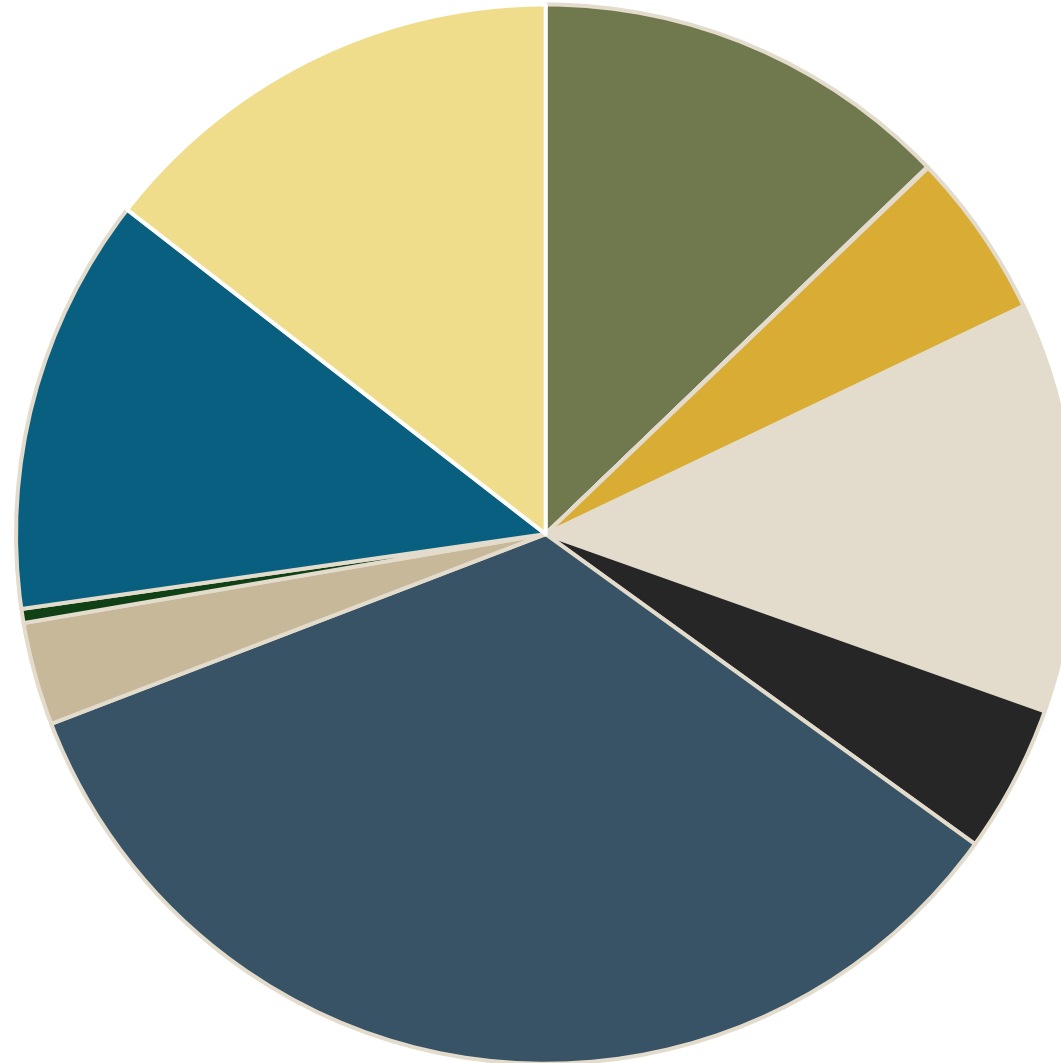
Casey Casucci
Khan Hamid
Ryan H. Hartounian

Mike Kendall
Bruce McGregor
Cindy Sears

- Candidates have 3 minutes each to introduce themselves and speak (if they choose to do so).
- VIRTUAL VOTING WAS CLOSED AT NOON THE DAY OF THE ANNUAL MEETING.

FINANCIAL OVERVIEW

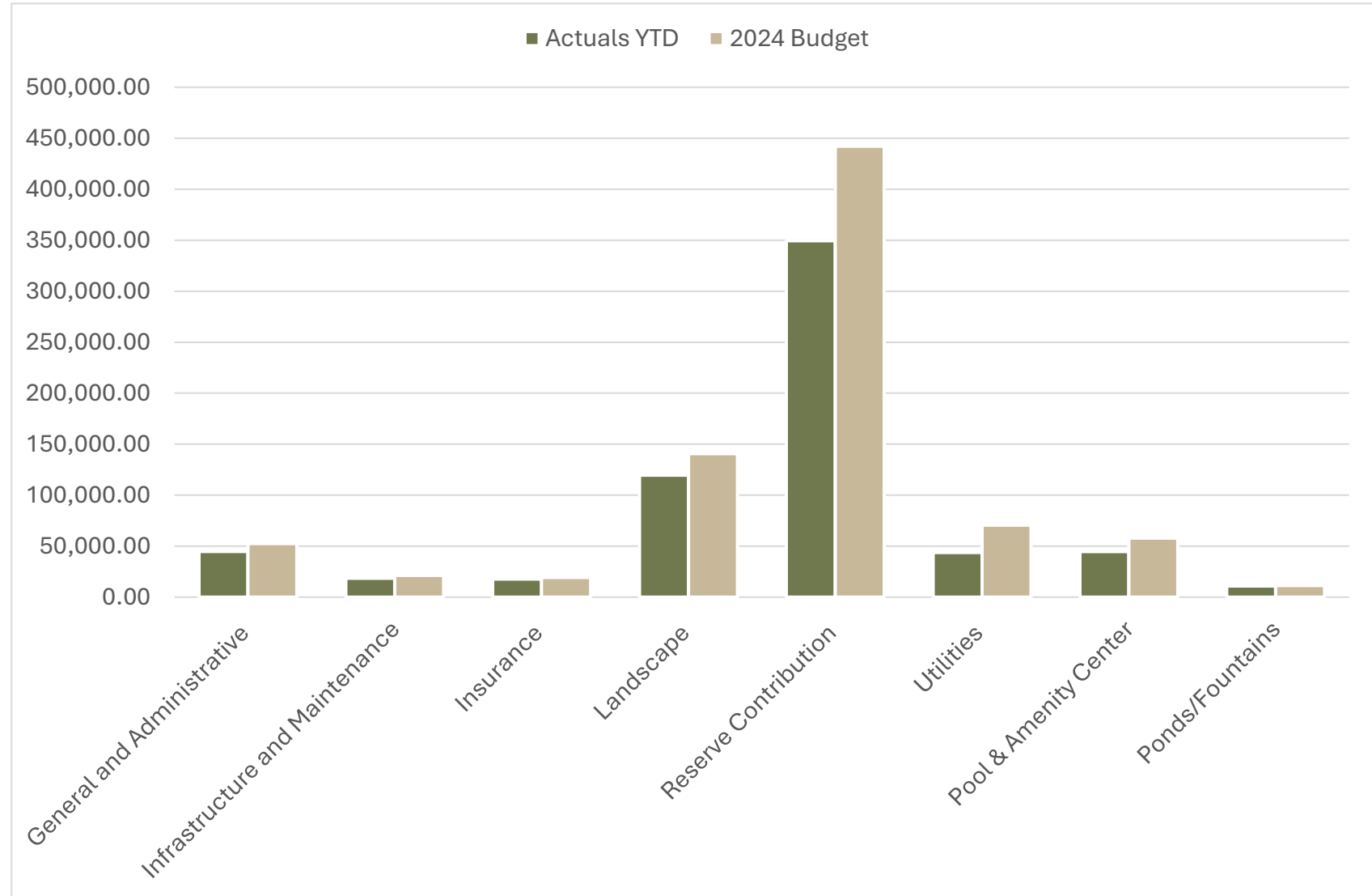
2024 ACTUAL EXPENSES
through September 30, 2024



- General and Administrative = 12.81% (\$44,762.84)
- Other Expenses = 0.02% (\$75)
- Taxes = 0.01% (\$35)
- Insurance = 5.07% (\$11,719)
- Utilities = 12.52% (\$43,748.84)
- Infrastructure and Maintenance = 4.52% (\$15,808.83)
- Landscape = 34.22% (\$119,568.09)
- Pond/Fountain = 3.14% (\$10,987.75)
- Gate = .43% (1,499.54)
- Pool & Amenity Center = 12.75% (44,556.07)
- Reserves = 14.5% (\$50,684.94)

FINANCIAL OVERVIEW

FINANCIALS YTD (September 30, 2024) ACTUAL VS. BUDGET



2025 Proposed Budget

McPherson Ranch Owners Association		
2025 Annual Budget		
	Annual	Per Unit* (804)
Income		
Income		
4100 - Assessments	442,200.00	550.00
4750 - Reserve Fund Contribution Income	66,584.56	82.82
Total Income	508,784.56	632.82
Total Income	508,784.56	632.82
Expense		
General and Administrative Expenses		
5104 - Administrative	9,000.00	11.19
5105 - Postage	500.00	.62
5107 - Social Committee/Community Events	2,500.00	3.11
5113 - Professional Management	40,139.00	49.92
5114 - Digital/Offsite Storage & Virus Protection	300.00	.37
5115 - Website/Portal	157.00	.20
5117 - Licenses, Permits & Fees	1,000.00	1.24
5176 - Legal Fees	5,000.00	6.22
5181 - Audit & Accounting	755.00	.94
Total General and Administrative Expenses	59,351.00	73.82
Insurance		
5250 - Commercial Package Insurance	11,722.70	14.58
5251 - Directors' & Officers' Ins.	3,935.80	4.90
5252 - Umbrella Policy	3,524.40	4.38
5253 - Workers Compensation	308.00	.38
Total Insurance	19,490.90	24.24
Utilities		
5303 - Electricity	23,825.00	29.63
5305 - Water/Sewer - Irrigation	24,250.00	30.16
5306 - Water/Sewer - Amenity Center/Pool	10,000.00	12.44
5308 - Amenity Center TV/Internet	1,440.00	1.79
5309 - Security Monitoring	4,000.00	4.98
Total Utilities	63,515.00	79.00
Infrastructure and Maintenance		
5401 - Pest Control	433.00	.54
5470 - Common Area Maintenance	11,000.00	13.68
5471 - Common Area Improvements	1,000.00	1.24
Total Infrastructure and Maintenance	12,433.00	15.46

McPherson Ranch Owners Association		
2025 Annual Budget		
	Annual	Per Unit* (804)
Pool and Amenities Center		
5501 - Pool Telephone	1,680.00	2.09
5502 - Pool Service Contract	25,850.16	32.15
5503 - Pool Supplies & Maintenance	10,000.00	12.44
5505 - Porter Service	5,228.46	6.50
5506 - Pool Monitor or Guard	15,000.00	18.66
Total Pool and Amenities Center	57,758.62	71.84
Landscape		
5601 - Contract Landscape Maintenance	128,550.06	159.89
5602 - Additional Landscape Maintenance	3,000.00	3.73
5603 - Landscape Improvements	3,000.00	3.73
5630 - Holiday Lights & Decorations	2,500.00	3.11
5650 - Irrigation Maintenance	15,000.00	18.66
Total Landscape	152,050.06	189.12
Pond/Fountain		
5700 - Lake Maintenance	4,800.00	5.97
5710 - Pond Chemicals	5,000.00	6.22
5750 - Fountain	5,000.00	6.22
Total Pond/Fountain	14,800.00	18.41
Gate		
5800 - Gate Maintenance	1,500.00	1.87
5801 - Gate Remote	1,916.67	2.38
Total Gate	3,416.67	4.25
Reserves		
6000 - Reserve Contribution	59,384.75	73.86
Total Reserves	59,384.75	73.86
Total Expense	442,200.00	550.00

COMMUNITY UPDATE

- Perimeter Fencing repairs and staining on Keller Haslet/Caylor completed.
- Fountain has been replaced and is up and running after a few hiccups.
- Irrigation Repairs Phase I and most of Phase II completed.
- Security Guards – during pool season.
- New Social Committee Chairperson – Anneva Salem

COMMUNITY UPDATE - continued

Pond/Fountain Maintenance



- Water Turnover
- Chemical Dump
- Within 48 – 72 hours all fish remains are removed by local wildlife scavengers

Community Updates

Architectural Review Committee

Approved – 20
 Approved w/ Conditions – 7
 ARC Not compliant – 1
 ARC Review – 2
 Closed – 12
 Denied – 8
 Hearing Request – 1
 Request More information - 4

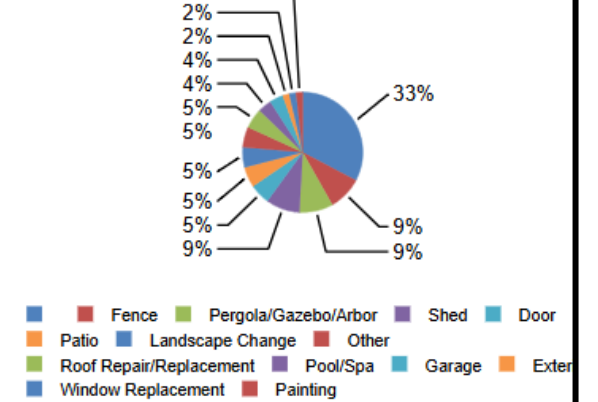
McPherson Ranch Owners Association

ARC Report - Detail for 1/1/2024 - 9/30/2024

SUMMARY

Approved	20
Door	9
Fence	1
Landscape Change	3
Painting	1
Patio	1
Pergola/Gazebo/Arbor	1
Roof Repair/Replacement	1
Window Replacement	2
Approved with Conditions	7
Fence	1
Garage	1
Landscape Change	1
Patio	2
Pool/Spa	1
Shed	1
ARC Not Compliant	1
Exterior	1
ARC Review	2
Door	1
Other	1
Closed	12
Garage	4
Other	1
Pergola/Gazebo/Arbor	2
Roof Repair/Replacement	1
Shed	3
Denied Application	8
Door	4
Fence	1
Pergola/Gazebo/Arbor	1
Shed	1
Hearing Requested	1
Pergola/Gazebo/Arbor	1
Request More Information	4
Landscape Change	1
Pergola/Gazebo/Arbor	1
Pool/Spa	1
Total	55

TOP DISTRIBUTION BY TYPE



Community Updates - Violations

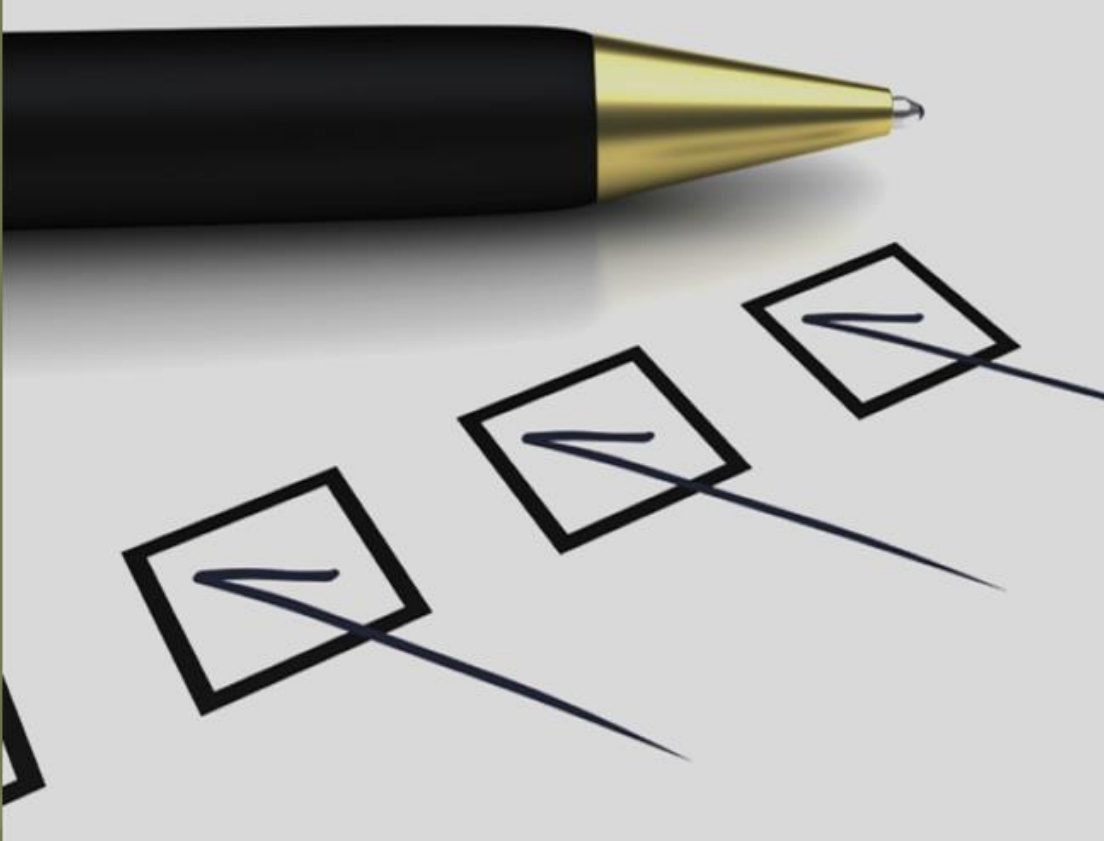
McPherson Ranch Owners Association	
Violation Report - Detail for 1/1/2024 - 9/30/2024	
SUMMARY	
209 Notice - Sent Certified	27
APPEARANCE - MCPH	2
FENCES - MCPH	1
GARBAGE/RECYCLE BINS & TRASH - MCPH	4
LANDSCAPING - MCPH	18
SIGNS - MCPH	1
VEHICLES - MCPH	1
2nd Fine	11
APPEARANCE - MCPH	1
FENCES - MCPH	1
LANDSCAPING - MCPH	9
3rd Fine	11
APPEARANCE - MCPH	3
LANDSCAPING - MCPH	8
Closed	1073
ACC - MCPH	9
APPEARANCE - MCPH	71
BASKETBALL GOALS - MCPH	12
BUSINESS USE - MCPH	1
FENCES - MCPH	49
GARBAGE/RECYCLE BINS & TRASH - MCPH	260
LANDSCAPING - MCPH	636
SIGNS - MCPH	5
VEHICLES - MCPH	19
Courtesy Notice	197
5.6 Annoyance - MCPH	1

TOP DISTRIBUTION BY TYPE	
0%	
1%	
1%	
1%	
1%	
2%	
4%	
6%	
22%	
62%	

Category	Count
LANDSCAPING - MCPH	62%
GARBAGE/RECYCLE BINS & TRASH - MCPH	22%
VEHICLES - MCPH	6%
ACC - MCPH	4%
APPEARANCE - MCPH	2%
FENCES - MCPH	1%
BASKETBALL GOALS - MCPH	1%
BUSINESS USE - MCPH	1%
SIGNS - MCPH	1%

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McPherson Ranch Owners Association	
Violation Report - Detail for 1/1/2024 - 9/30/2024	
ACC - MCPH	1
APPEARANCE - MCPH	5
BASKETBALL GOALS - MCPH	1
BUSINESS USE - MCPH	1
FENCES - MCPH	2
GARBAGE/RECYCLE BINS & TRASH - MCPH	37
LANDSCAPING - MCPH	146
POOL RULES - MCPH	1
VEHICLES - MCPH	2
Monitor	12
ACC - MCPH	1
APPEARANCE - MCPH	1
LANDSCAPING - MCPH	10
One Time Fine Assessed	7
FENCES - MCPH	1
GARBAGE/RECYCLE BINS & TRASH - MCPH	1
LANDSCAPING - MCPH	5
Violation Sent In Error	2
LANDSCAPING - MCPH	1
VEHICLES - MCPH	1
Void	10
ACC - MCPH	1
APPEARANCE - MCPH	2
GARBAGE/RECYCLE BINS & TRASH - MCPH	2
LANDSCAPING - MCPH	3
VEHICLES - MCPH	1
Warning Notice	71
APPEARANCE - MCPH	1
BASKETBALL GOALS - MCPH	6
FENCES - MCPH	1
GARBAGE/RECYCLE BINS & TRASH - MCPH	4
LANDSCAPING - MCPH	7
VEHICLES - MCPH	52
Total	1421



ELECTION RESULTS

Neighborhood

MEETING ADJOURNED

THANK YOU FOR YOUR ATTENDANCE

Neighborhood

Q & A
PERIOD



MCPHERSON RANCH HOA

BOARD BUDGET & REORGANIZATIONAL MEETING
October 28, 2024

Neighborhood

MEETING AGENDA

- I. Roll Call & Call to Order
- II. Verify Quorum
- III. Board of Directors
 - a) Organizational – Officer Positions
- VI. Budget
- VII. Adjourn



Board Positions

3.5. DESCRIPTION OF PRINCIPAL OFFICES.

3.5.1. President. As the chief executive officer of the Association, the president: (1) presides at all meetings of the Association and of the board; (2) has all the general powers and duties which are usually vested in the office of president of a corporation organized under the laws of the State of Texas; (3) has general supervision, direction, and control of the business of the Association, subject to the control of the board; and (4) sees that all orders and resolutions of the board are carried into effect.

3.5.2. Secretary. The secretary: (1) keeps the minutes of all meetings of the board and of the Association; (2) has charge of such books, papers, and records as the board may direct; (3) maintains a record of the names and addresses of the members for the mailing of notices; and (4) in general, performs all duties incident to the office of secretary.

3.5.3. Treasurer. The treasurer: (1) is responsible for Association funds; (2) keeps full and accurate financial records and books of account showing all receipts and disbursements; (3) prepares all required financial data and tax returns; (4) deposits all monies or other valuable effects in the name of the Association in depositories as may from time to time be designated by the board; (5) prepares the annual and supplemental budgets of the Association; (6) reviews the accounts of the managing agent on a monthly basis in the event a managing agent is responsible for collecting and disbursing Association funds; and (7) performs all the duties incident to the office of treasurer.

3.6. AUTHORIZED AGENTS. Except when the Documents require execution of certain instruments by certain individuals, the board may authorize any person to execute instruments on behalf of the Association. In the absence of board designation, the president and the secretary are the only persons authorized to execute instruments on behalf of the Association.



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