

# MOUNTAIN LAKES RANCH PROPERTY OWNERS ASSOCIATION

## ANNUAL MEETING NOTICE

- **Annual Meeting Details:**

**Date:** Saturday, September 20, 2025

**Time:** 10:00 a.m.

**Location:** Bluff Dale High School Gym, 430 FM 2481, Bluff Dale, Texas

- **Deadline for Proxies:**

All proxies must be returned to the Management Company no later than 5:00 p.m. on Wednesday, September 17, 2025. These are needed to help establish a quorum to conduct the 2025 Annual Meeting.

Mail to: POA of Mountain Lakes Ranch  
PO Box 189  
Bluff Dale, TX 76433

Or

Email to: Anna Baker at – [abaker.bmc@mountainlakestx.com](mailto:abaker.bmc@mountainlakestx.com)

Or

Put into the drop box located at: 842 Church Street in Bluff Dale

The sage green house on the corner of FM 2481 and Church Street, directly across from the red brick Methodist Church

## Board of Directors Election Update

This year, three (3) Board positions were open: two positions with terms expiring and one vacant position.

- Rene Cole and Louanne Eldemire ran unopposed and will continue serving on the Board.
- There was only one candidate that submitted her intent and bio to be part of the MLR Board of Directors which means she will automatically be part of the MLR Board of Directors. The board will now be complete with 5 members.

## Your current Board of Directors:

Rob Becker - President

Louanne Eldemire – Director of Amenities

Bill Preszler - Treasurer

Rene Cole - Secretary

## Items for possible future Improvements for Consideration for the Community

- ~Put a cement slab in the Track/exercise area for Pickle Ball/Basketball
- ~Restroom for Track/exercise/RV Park/Community Garden and Pavilion areas
- ~Require form board survey on new construction
- ~Time frame on home construction should begin after shed or workshop construction

## Important Dates

Proxy Deadline: September 17, 2025, by 5:00 p.m.

Annual Meeting: September 20, 2025, at 10:00 a.m.

Meet the Board Event: Saturday, August 23, 2025, at 10:00 a.m. at the Clubhouse. All community members are invited to attend.

## Attachments

Meeting Agenda

Proxy Form

Items of Interest for Consideration

Committee List & Members

Property Owner Contact Information Form

2026 Operating Budget

# ANNUAL MEETING AGENDA

Date: Saturday, September 20, 2025

Time: 10:00 a.m.

Location: Bluff Dale High School Gym, 430 FM 2481, Bluff Dale, TX

1. Call to Order – Rob Becker, President
2. Proof of Quorum
3. Approval of the last Board Meeting Minutes
4. Board Election – vote on candidates and approve by acclimation.
5. Committee Reports – Amenities, Architectural Control, All Other committees
6. Treasurer's Report – 2026 Budget Presentation
7. Items for Consideration – Covenants consolidation, other proposals
8. Questions & Concerns from the Community – Encourage Owners to submit any questions or concerns they have on the index card provided and that all questions and concerns will be answered and will be sent out along with the meeting minutes from this Annual meeting as well as be posted on the website.
9. Adjournment

## PROXY AUTHORIZATION: (Submit if you cannot attend the meeting)

Owner Name(s): \_\_\_\_\_

Lot Number(s): \_\_\_\_\_

I hereby appoint the POA of Mountain Lakes Ranch Board of Directors as my proxy holder to attain a quorum for the 2025 Annual Meeting.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Return Deadline: Proxy must be received by the Management Company no later than 5:00 p.m. on Wednesday, September 17, 2025.

## COMMITTEE LIST & MEMBERS

### **Social Committee**

Chair: Cindy Ellis  
Members: Sheila Dove  
Martha Johnson  
Johnna Goldberg  
Hildegard Lombardo  
Lynn Cherry  
Sharon Miller  
Kay Rickabaugh  
Z Smith  
Teena Noel  
Denise Fanuko

### **Architectural Control Committee (ACC)**

Chair: Paul Smith  
Members: Glen Levisay  
Lyndsey Gericke  
Kasey Townsend  
Rachel Conoly

### **Garden Committee**

Chair: Elaine Hazel  
Members: OPEN

### **Kayak Committee**

Chair: Hayley Albright  
Members: OPEN

### **RV Park & Uncovered Storage Area Committee**

Chair: Curtis Gage  
Members: OPEN

### **Beacon Lake Committee:**

Chair: OPEN  
Members: Steve Brashier

**Angler's Lake Committee:**

Chair: John Tomsic

Members: Joe Rickabaugh

Mike Jacob

Joel Allis

Ryan Minonno

Seth Gill

David Jones

Kevin Turnipseed

Jason Parrot

The Storage Units, RV Covered Spaces, Clubhouse, Pool Rental and Beacon Lake Reservations all go through the Management Company.

Landscaping: Tony Jaquillard

Maintenance: John Tomsic

Pool & General Cleaning: Susan Ratliff

## PROPERTY OWNER CONTACT INFORMATION FORM

(Any updates or changes please email to [abaker.bmc@gmail.com](mailto:abaker.bmc@gmail.com) or put into drop box at 842 Church Street or mail to POA of Mountain Lakes Ranch, PO Box 189, Bluff Dale, TX 76433)

Owner Name(s): \_\_\_\_\_

Lot Number(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## 2026 Budget

## 2026 Est.

**Ordinary Income/Expense****Income**

4010-00 · Regular Assessments - Full Rate	306,505.00
4510-30 · Collection Fees Income	
4530-10 · Returned Check Charges	0.00
4530-30 · Fines - Income	2,000.00
4530-50 · Interest Income	23,000.00
4540-00 · User Fees Income	
4540-10 · User Fees	
4540-15 · Clubhouse rental	3,200.00
4540-20 · RV parking	7,500.00
4540-30 · Access card purchases	2,500.00
4540-40 · Pool Rental	150.00
4540-50 · Covered Storage Rental	10,100.00
4540-00 · User Fees Income - Other	12,000.00
<b>Total 4540-00 · User Fees Income</b>	<b>35,450.00</b>
4550-00 · Transfer Fees	10,700.00
<b>Total Income</b>	<b>377,655.00</b>
<b>Gross Profit</b>	<b>377,655.00</b>

**Expense**

5010-00 · Electricity - General	88,000.00
5210-00 · Landscape Maint. - General	
5210-05 · Landscape Materials & Supplies	2,600.00
5210-00 · Landscape Maint. - General - Other	50,300.00
<b>Total 5210-00 · Landscape Maint. - General</b>	<b>52,900.00</b>
5310-00 · Pool Maintenance	
5310-10 · Pool Supplies	600.00
5310-15 · Pool Chemicals	6,800.00
5310-20 · Pool Maintenance - Cleaning	9,400.00
5310-00 · Pool Maintenance - Other	15,300.00
<b>Total 5310-00 · Pool Maintenance</b>	<b>32,100.00</b>
5420-00 · Repairs and Maint. - General	
5420-05 · Repairs and Maint - Clubhouse	
5420-06 · Rep & Maint-Clubhouse Cleaning	8,100.00
5420-08 · Rep & Maint-Clubhouse-Septic	670.00
5420-05 · Repairs and Maint - Clubhouse - Other	25,000.00
<b>Total 5420-05 · Repairs and Maint - Clubhouse</b>	<b>33,770.00</b>
5420-07 · Supplies - Clubhouse	75.00
5420-10 · Repairs and Maint - FishingLake	3,770.00
5420-20 · Repair and Maint - RV Park	960.00
5420-25 · Repair and Maint - Beacon Lake	40,000.00
5420-40 · Repairs and Maint. - Pool	55,000.00



2026 Budget	2026 Est.
5420-00 · Repairs and Maint. - General - Other	2,500.00
<b>Total 5420-00 · Repairs and Maint. - General</b>	<b>136,075.00</b>
5510-00 · Security and Patrols	
5620-00 · Exterminating	1,000.00
5630-00 · Taxes - Real Property	2,100.00
5660-00 · Trash Removal	2,900.00
5710-00 · Water and Wastewater	25,000.00
6010-00 · Professional Fees	
6010-15 · Professional Fees - Legal	12,500.00
6010-30 · Professional Fees - Audit	5,000.00
6010-40 · Professional Fees - Tax Prep	1,500.00
6010-00 · Professional Fees - Other	2,400.00
<b>Total 6010-00 · Professional Fees</b>	<b>21,400.00</b>
Credit Card Processing fees	7,000.00
6080-00 · Bank Charges	125.00
6110-00 · Homeowner Activities	
6110-10 · Homeowner Activity-Qtrly Brkfst	3,000.00
6110-30 · Homeowner Activity-Annual Mtg	1,000.00
6110-40 · Homeowner Activity-Annual Picnic	2,500.00
6110-60 · Homeowner Activities-Fun Run	0.00
6110-90 · Homeowner Activity-Christmas	250.00
6110-00 · Homeowner Activities - Other	200.00
<b>Total 6110-00 · Homeowner Activities</b>	<b>6,950.00</b>
6210-00 · Insurance - Gen, Prop & Liab	38,000.00
6310-00 · Management Fees	58,180.00
6410-00 · Administration	
6410-05 · Office Supplies	1,500.00
6410-10 · Postage	950.00
6410-20 · Dues and subscriptions	1,500.00
6410-30 · Storage Expense	0.00
6410-45 · Software Expense	4,500.00
6410-50 · Website Expense	4,500.00
6420-00 · Other General & Admin Expense	3,250.00
6410-00 · Administration - Other	800.00
<b>Total 6410-00 · Administration</b>	<b>17,000.00</b>
8130-05 · Sales Tax Expense	5,725.00
<b>Total Expense</b>	<b>494,455.00</b>
<b>Net Ordinary Income</b>	<b>(116,800.00)</b>
<b>Net Loss</b>	<b>(116,800.00)</b>