

Travis Ranch Property Owner's Association  
Kenneth D. Uding, Member, Board of Directors

October 16, 2017

Dear Fellow Travis Ranch Homeowners:

Hi! My name is Kenneth Uding and I have been a resident homeowner in Travis Ranch since July, 2010. The purpose of this letter is to give you some information about the coming Annual Meeting of the Travis Ranch HOA\* and about other documents in this mailing as prepared by Essex Management. But first you need to know who I am and also about the Advisory Committee of your HOA.

I have been an active volunteer with the Travis Ranch HOA since 2013 when for several years I served as chairman of the Communications Committee and edited the BEACON, the Travis Ranch HOA Newsletter and for several years you may have seen me putting up the special event and Garage Sale signs. I am one of the initial members and Vice-President of the Advisory Committee formed in late 2015 which have largely directed the volunteer HOA activity since that time. It has also actively engaged with Essex Management effectively working to represent the interests of the homeowners to the management company, and with their cooperation, to minimize conflicts while maintaining the quality and appearance of the community, its safety and its property values.

From the inception of Travis Ranch (2004), the Board of Directors was comprised only of members appointed by the "Declarant" as is provided for by the "Governing Documents" which, whether we were aware at the time or not, we all signed onto (as a contract) when we first purchased our homes in Travis Ranch. We are all therefore fully subject to its provisions including some that many of us may not like. However, in compliance with Texas Law [Tex. Prop. Code Sec. 209.00591(c)] which required that the HOA Board of Directors include at least one-third representation by homeowners, an election was held at a duly convened Special Meeting of the HOA in September, 2016 at which I was elected to be your representative on the Board. I now serve along with the two members appointed by the "Declarant" (since 2008, Centurion-American) and have participated in the one official Board meeting held since that time. It is important to note that in this duty as Board Member I bear a legal fiduciary responsibility to you, my fellow homeowners and it is my sincere intent at all times to fully carry out that duty. This letter is one way of my doing that.

The 2017 Annual Meeting on Nov. 13, 2017:

It is important that you attend this meeting. Why? First: because you will meet the people responsible for the entire operation of the Travis Ranch HOA, Essex Management. You want to know the actual people; when you have a problem you'll be glad that you know

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*\* Technically the original and legal name of the Travis Ranch HOA Is "Travis Ranch Property Owner's Association" but I will simply refer to it here as the "HOA."*

the person to call – and you’ve at least seen that person at this meeting. You will also meet the residents who voluntarily and without pay serve you on the Advisory Committee and you’ll also meet many other of your Travis Ranch neighbors many of which share the same concerns and problems that you have.

Regarding the other three documents in this mailing, all have been prepared by Essex Management: The “Notice”, “Proxy” and “Agenda” are technical documents, in which certain language is required even if not actually applicable to this meeting. Since there is no election of any kind to be held and there is no issue for which a vote is going to be taken, obtaining a “quorum” has no practical meaning and the Proxies, in turn, despite what their legalistic wording may imply, do not achieve any practical purpose. (You do NOT need your Proxy (either mailed ahead or carried in) to be admitted to this meeting.)

YES, THERE WILL BE A MEETING. That is, if by a “Meeting” you mean the “meeting” conducted, just as it has every year, by Essex Management and now jointly along with the HOA Advisory Committee of Homeowners. They will report on the activity of the past year and the current status of the HOA, including financial, following the “Agenda” in this mailing. They will be there to answer your questions.

YOU DO WANT TO BE THERE. We do need to increase involvement by more homeowners concerned about their homes, their neighbors and their Travis Ranch Community. It’s well known that when a substantial number of residents in a community become actively involved in its operation, it is a better, safer and more fun place to live.

Please come at 6:15pm on Monday, the 13<sup>th</sup> and meet your neighbors. Of course, as your representative Board member, I look forward to meeting you there.

Sincerely,

A handwritten signature in cursive script that reads "Kenneth D. Uding".

Kenneth D. Uding  
Travis Ranch Homeowner  
Member, Board of Directors, Travis Ranch HOA

Note: Hopefully you may also be motivated to volunteer to help the community in some way; we do need volunteers. You can help. You can volunteer to help with a one-time event or you are surely welcome on a continuing committee; surprisingly not so much time will actually be required and helping your neighbors is both rewarding and fun. Come to this meeting, talk to us and we’ll help you find an activity for which you can use your skills, that you will find rewarding and that will fit within your personal schedule.