

Annual Meeting Packet 2015-2016

September 28, 2015

Dear SWRA Member,

The Annual Meeting for Sportsman's World Recreational Association, Inc. (SWRA) will be held at our pavilion on **Saturday, October 17 at 10:30 a.m. Please plan to register at 9:30 a.m.** All property owners are invited and encouraged to attend.

Lunch will be provided and will be served following the meetings at approximately 11:30. To help us plan, please **RSVP by Monday, October 12th** with the number of people who will be attending.

This notice includes the following items:

- Agenda
- Minutes of the October 18, 2014 Annual Meeting
- Budget for 2015-16 fiscal year
- Candidate bios
- Proxy
- Luncheon RSVP
- Contact update form

We will elect one member to the expiring term for the SWRA Board, who will serve for a three-year term. A proxy is included, along with brief candidate bios. We urge you to **send in your proxy by Friday, October 16th** even if you plan to attend the meeting. Your proxy can be returned to you at the meeting to vote in person.

For the 2015-16 fiscal year, the SWRA Board of Directors has set the annual assessment at \$700.00 for each residential property. For non-residential ranch acreage, the Board of Directors for Sportsman's World Ranch Owners' Association, Inc. (SWROA) has set the Ranch Road Use fee payable to SWRA at \$3.00 per acre. The budget explains how these assessments will be used.

You may print and fax or scan/email your proxy form to:

Email: swra@embarqmail.com

Fax: 940-779-2112

Mail: SWRA, Inc.; 6020 Hell's Gate Loop; Strawn, TX 76475

Thank you for your participation and we look forward to seeing you.

Sincerely,

SWRA Board of Directors

Jeff Watters, President

Roy Davis, Vice President

Carrine Reilly, Secretary/Treasurer

SPORTSMAN'S WORLD ANNUAL MEETINGS

ANNUAL MEETING

October 17, 2015

9:30 a.m. – Registration for SWRA & SWPOA

10:00 a.m. – SWPOA Meeting at the Pavilion

10:30 a.m. – SWRA Meeting at the Pavilion

AGENDA

Sportsman's World Recreational Association, Inc. (SWRA)

- | | |
|--|----------------|
| 1. CALL TO ORDER AT 10:30 A.M. | Jeff Watters |
| 2. ANNOUNCEMENT OF QUORUM | Roy Davis |
| 3. INTRODUCTION OF SWRA BOARD | Jeff Watters |
| 4. NOMINATIONS FOR SWRA BOARD POSITION & CALL FOR BALLOTS | Jeff Watters |
| 5. APPROVE MINUTES OF SWRA ANNUAL MEETING OF OCTOBER 18, 2014 | Jeff Watters |
| 6. APPROVE FISCAL YEAR 2014 FINANCIAL STATEMENTS | Carrine Reilly |
| 7. REVIEW & APPROVE FISCAL YEAR 2015-16 BUDGET | Carrine Reilly |
| 8. OPEN FORUM (limit of 5 minutes per speaker unless time limit waived by Board) | SWRA Board |
| 9. ANNOUNCEMENT OF ELECTION RESULTS | Jeff Watters |
| 10. SCHEDULE OF ANNUAL MEETING FOR 2016 | Jeff Watters |
| 11. CALL FOR ADJOURNMENT | Jeff Watters |

Annual Meeting Minutes October 18, 2014

The Board of Directors of Sportsman's World Recreational Association, Inc. met at the Pavilion in Sportsman's World Subdivision, Palo Pinto County, Texas, on October 18, 2014 in accordance with the Covenants and Restrictions of the Association. The Directors present were:

Daron Jones- President

Roy Davis- Vice President

Guests: The sign-in sheet is available in the SWRA office.

Call to order: The meeting was officially called to order at 10:05am

Announcement of Quorum: With proxies received, a quorum was present for the Association

Introduction of SWRA Board: Daron Jones, President of the Board, welcomed attendees and introduced the current members of the board. Roy Davis current Vice President, Carrine Reilly Secretary/Treasurer (not present)

Nominations for the SWRA Board position & Call for Ballots: Jeff Watters was the sole nominee. Motion was made by Jon Schuster to vote Jeff Watters in by acclamation. Motion was seconded by Vincent Yakubanski. Jeff Watters appointed to SWRA board.

Approve Minutes of October 19, 2013 Minutes: Roy Davis moved to accept the minutes as presented; Daron Jones seconded, motion carried.

Review of 2013-14 Financial Statements: Daron Jones presented the financials sighting key points. SWRA exited the year significantly ahead of budget, taking a large quantity of cash into the deferred maintenance account. The board is currently sitting on \$182,000 in deferred maintenance for future repairs. This is the balance of the account after the playground, tennis courts, pool shade, road repairs, and new signage at the front entry. Roy Davis moved to accept the financial statements as presented; Daron Jones seconded, motion carried.

Review & Approval of the 2014-15 SWRA Budget: Line Item 7212- Repairs Misc/Deferred Maintenance \$88100.00 to include road repair expenditures. Roy Davis moved to accept the budget; Daron Jones seconded, motion carried.

Assessments/Liens: There are no uncollected assessments. All dues have been paid in full. There are two pieces of SWRA owned property for sale. Please contact the office for further information.

Old Business: Ribbon curbing project completed, playground, tennis court resurfacing, entry project, camera installation in Hell's Gate. Please login to swra.net under member's page and you can view Hells

Gate live at any given time. A weather station is also in progress. Dennis Cox asked how long our security camera recordings are kept and available. Jon Schuster replied that our current file holds 30 days. Keith Ryan asked if there were any community reports sent out from any theft in Sportsman's World. The last incident was greater than one year ago.

Invoicing & Payments: Invoicing for annual dues will come from SWRA and will be payable to SWRA at 6020 Hell's Gate Loop, Strawn, TX 796475. Crawford Carter and Thompson will still prepare monthly financial statements and tax returns.

Roads: Dave Bergman presented a question about the roads regarding chip sealing. Daron Jones responded with his opinion based on his own research of road repairs.

Nomination Committee: Current committee members are Roy Davis, Quinn Black, and Hal Brunson. Daron Jones moved to accept the same committee for FY 2014-15. Roy Davis seconded, motion carried.

Open Forum: Daron Jones gave appreciation to Wes, Mel, and Jay for the work they have done in the Ranch to clear burned properties. Tony Lee was also applauded for his work on the grounds in Sportsman's World. Tony Lee has solicited money from our community and vendors to aid in the cleanup of our community.

Sharon Cox asked a question on line item 7030, Salaries & Wages. Amanda Terry is paid as a contract laborer, therefore being paid from line item 7015. Eric Newton presented a question regarding the Fire Department- the Fire Department questions have been deferred to the SWPO meeting.

Schedule of Annual Meeting for 2015: The next Annual meeting will be held on October 17, 2015 at the pavilion.

Call for adjournment: Daron Jones moved to adjourn the SWRA Annual Meeting. Roy Davis seconded, motion carried. The meeting was adjourned at 10:29 am.

SRWA PROPOSED 2016
FISCAL YEAR 2016

		RANCH ROAD		SWRA	
		\$3.00		\$700.00	
Acres & # Properties		2227.841		317	
		SWRA Actual	SWRA Budget	SWRA Actual	SWRA Proposed
		2014	2015	8/31/2015	2016
Revenues					
4000	Assessments - other	317 x \$745	0		
4010	Recreational Association	236,835	233,930	231,685	221,900
4015	SWRA-Finance Charge	1,639	500	169	500
4016	Ranch Road Fees - Fin Charge	(414)	-	3	-
4020	Ranch Road Fees	6,042	6,000	6,152	6,100
4025	Uncollected Assessments & Fees	(4,738)	(6,000)		(3,500)
4030	Pavilion Income	25	-	100	-
4035	RV Rental Income	-	-	25	-
4060	Misc Income	1,054	5,200	10,467	2,500
4070	Condo Income	11,280	11,720	9,530	11,720
4110	Interest Income	36	50	394	100
4115	Collection Income	1,607	1,000	1,584	1,500
Total Revenues		253,366	252,400	260,109	240,820
Expenses					
6000	Pavilion Expense	5,826	4,000	1,170	2,500
6020	Utilities - Electricity	5,675	7,000	5,556	6,000
6021	Utilities - Water & Sewer	5,797	4,800	3,471	4,000
6022	Utilities - Telephone & DSL	2,349	2,500	3,961	4,200
6040	Furnishings	0			
6090	Pool	1,958	2,000	2,980	3,000
7000	Grounds Management	41,877	40,000	34,857	45,000
7010	Bank Charges	81	200	13	25
7015	Contract Labor	9,170	18,000	10,370	15,000
		4,827			
7035	Mileage Reimbursement	34	200	93	125
7050	Collection Expense	110	1,000	1,584	1,500
7060	Donations	10,000	10,000	10,000	12,000
7065	Insurance-D&O	1,280	1,500		1,500
7066	Insurance-Airport	3,688	4,500	3,750	3,800
7067	Insurance-Workers Comp	-	-	0	-
7070	Insurance-GL& Property	7,180	8,000	7,184	7,300
7090	Legal & Professional	2,393	2,500	1,951	3,500
7096	Accounting Services	4,730	6,000	3,671	4,800
7079	Bad Debt	2	-	0	-
7100	Office Expense	3,060	3,000	1,470	2,300
7105	Computer Hardware/Software	1,785	2,000	1,348	2,000
7110	Community Relations	1,065	3,000	387	500
7120	Dues & Subscriptions	920	1,000	363	450
7150	Postage	1,336	1,000	2,238	1,200
7160	Incidental	6	100	1,500	100
7206	Repairs Pavilion	212	1,000	1,343	1,000
7210	Repairs Airport	-	2,000	48,560	1,000
7212	Repairs Misc & Deferred	150	103,100	258	49,300
	Repairs Road	136,587			57,500
7215	Repairs Stables	-	500		-
7220	Repairs Pool	-	1,500		1,500
7222	Repairs Tennis Courts	-	-	1,151	2,000
7225	Recreation & Beautification	1,893	15,000	0	1,020
7230	Traffic Calming	0	-		-
7240	Security & Cameras	1,400	1,000	6,251	1,500
7260	Taxes - Payroll	-	-	0	-
7305	Taxes - Property	374	6,000	4,924	5,200
7310		5,530	252,400	160,404	240,820
Total Expenses		261,295	0		
Excess Revenue/(Expenses)		(7,929)		99,705	0

Luncheon RVSP

RSVP for LUNCH

I /we _____(name) will be attending the Sportsman's World Annual Meeting and would like to reserve _____(number) plates for the luncheon.

Please return this RSVP by Monday, October 12, 2015

You may include your lunch reservation with your proxy

or

Fax to 940-779-2112

or

Email to swra@embarqmail.com

CONTACT INFORMATION REQUEST

Sportsman's World property owners are ever so changing, especially with the lake levels up. In an effort to be sure that all current and new property owners get our communications, we are asking that you fill out the brief information box below and either fax or email it back to us. We discontinued the use of the SWRA Directory because there is no way to change owner's information as it comes available. I hope to have a downloadable file available by December that can be accessed via the member page.

Name	Property Address	Billing Address	Phone Number	Email Address

Return to fax: 940-779-2112 or email swra@embarqmail.com

Candidate Bio for SWRA Board Seat 2015-2016

Quinn Black

My name is Quinn Black, my husband Steve and I have been homeowners in Sportsman's World since March of 2014. We fell in love with this community after visiting friends on several occasions. Each time, there was always a friendly face greeting us making us feel more than welcome here. We knew this was right where we wanted to be!

The banking and insurance industry is where my heart was for many years. I am a real estate agent for Williams Trew Real Estate.

We live here full time, and care greatly about the positive progress this community has made in the past year. I am a very open minded person willing to listen to everyone's ideas and opinions on ways to make this community the best it can be. I would be like to be considered for a seat on the SWRA board.

SWRA PROXY ONLY

Sportsman's World Recreational Association, Inc. (SWRA)

I, the undersigned, who am the Owner of a Lot or Tract within Sportsman's World indicated below my signature and a Member of the Sportsman's World Recreational Association, Inc. (SWRA), hereby appoint the following person to act as my proxy, to attend and vote on my behalf at a duly called Annual Meeting of the Members of Sportsman's World Recreational Association, Inc., to be held on October 17, 2015.

Name of the person
to act as my SWRA
proxy:

I direct that my proxy vote on my behalf on the following matter as follows:

For a three-year term on the SWRA Board of Directors, cast my vote(s) for the person I have indicated below:

Select ONLY ONE:

Quinn Black

Other _____

My proxy has full power to vote and act for me according to the number of votes which I would be entitled to vote if personally present at the meetings, except as above limited.

The authority of my proxy to exercise the powers granted above will commence on the date of the meeting set out above and will terminate upon the final conclusion of such meeting. It is my intention that this proxy shall be valid for all continuances and recalls of such meeting.

My signature is
affixed or typed:

Your Sportsman's World street address or legal description (Section, Block or Tract, Lot):

My Sportsman's
World address or
legal description is: