

# Welcome - Emerald Park HOA 2026 Annual Meeting



# Agenda - Emerald Park HOA

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Introductions/Notice of Quorum

**Board Nominee / Election Introductions**

Financial Review and Budget Review/Approval

**Board Nominee / Election Results**

Activities - Secretary

Activities - Architectural Control Committee

Activities - Social

Activities - Operations

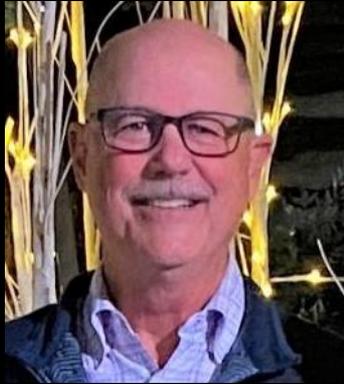
Activities - Special Projects

Resident Q & A

Adjourn

# Introductions - Emerald Park HOA

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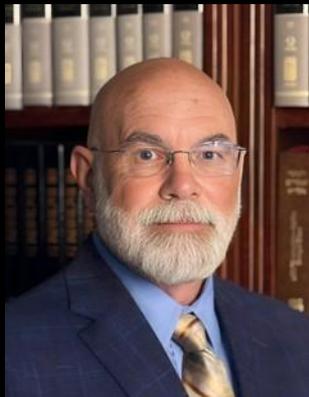
**Scott Larsen**  
**Board Officer & President**



**Craig Walter**  
**Board Officer & Secretary**



**Bob Rycroft**  
**Board Officer & Treasurer**



**Brent deMoville**  
**Board Director**



**Terry Giebler**  
**Board Director**



**Debbie Sharp**  
**Board Director**



**Teresa Willis**  
**Board Director**

# **Board Nominee Introductions – Emerald Park HOA**

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**Distribute and explain ballots**



# **Finance and Budget Review – Emerald Park HOA**

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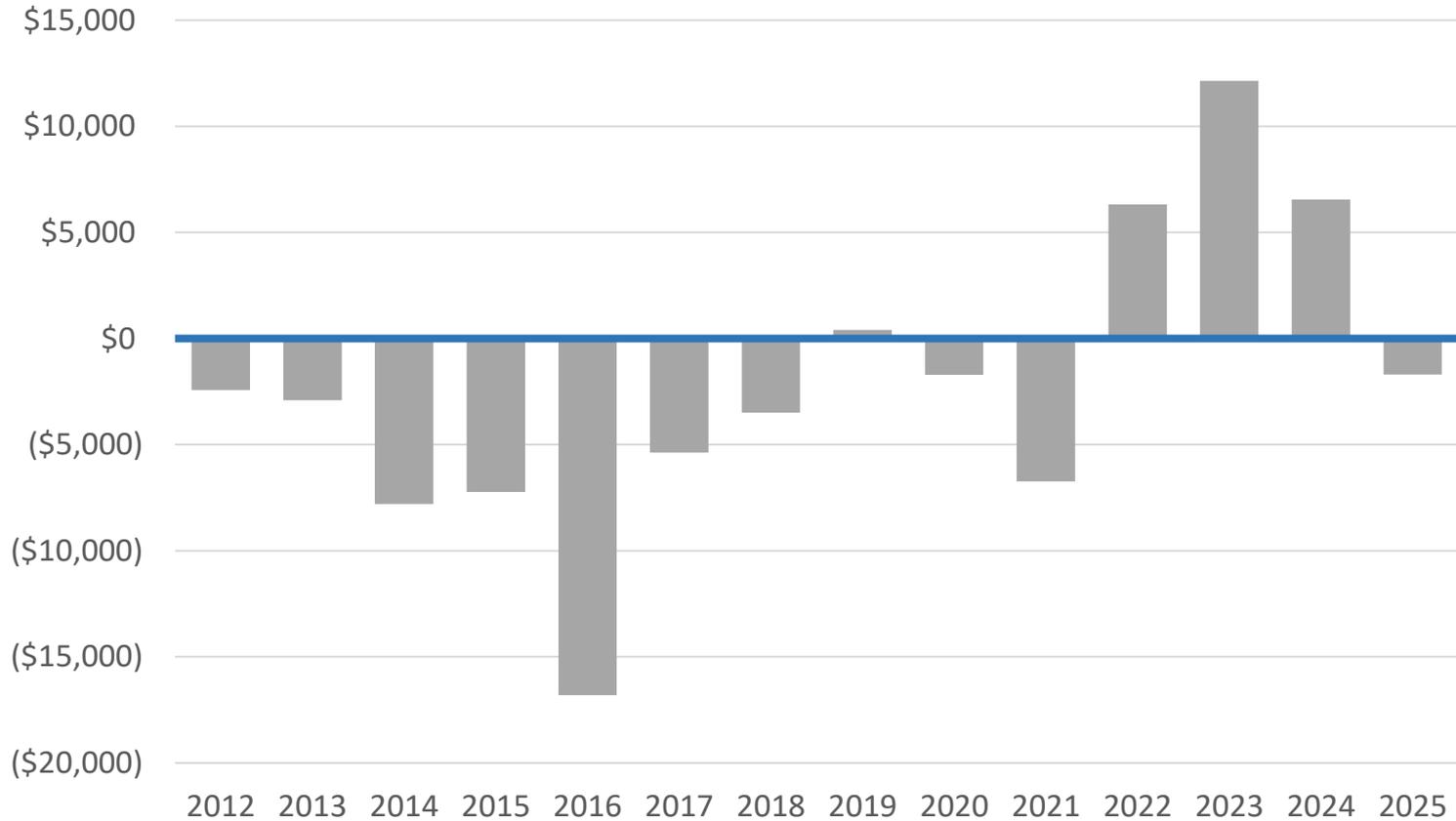
## **2025 Financials And 2026 Budget**

(Details provided on handout)

# Finances – Emerald Park HOA

## Annual Cash Flow

(Revenue – Expenses)

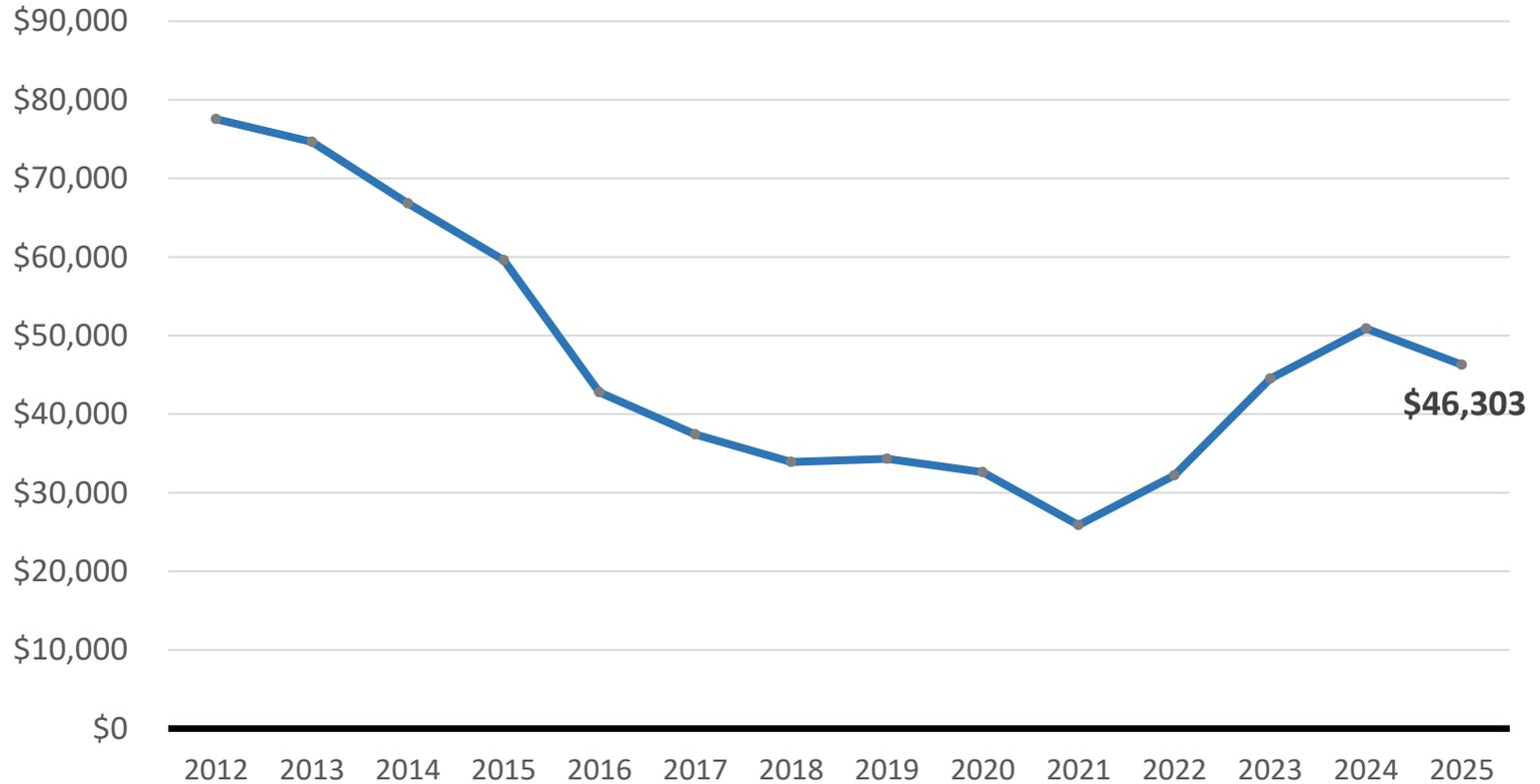


# Finances – Emerald Park HOA

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## Annual Year-End Cash Balances

Total of Operating + Reserves



# Election Results – Emerald Park HOA

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**Announce election results**



# Secretary – Emerald Park HOA

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## 2025 Accomplishments

- 2025 was much easier managing with the new revised/updated Emerald Park Governing Documents! Thank you again!
- Created and initiated additional correspondence and collections follow-up on a major delinquent homeowner account. Successful collection resulted account 'paid in full' in April 2025. Included **two** years of past due HOA assessment dues and multiple penalties of collection and late fees.
- Managed multiple touchpoints with principal owners to ensure proper mowing, trimming, and periodic weed control along **ALL** properties that adjoin Emerald Park.
- Recommended and coordinated Board 'approved' year-end project to remove damaged/broken stone tree rings along canal/pond. Tree roots/soil to be contoured with canal slope and prepared for sod pieces in 2026.
- Recommended and created Board 'approved' program to properly manage the neighborhood's Guest Parking overflow parking areas by pond. Posted 'No Parking' signs and created Parking Notices for vehicle parking violation. Actively work with Colleyville Police Department and towing service when/if required.

# Secretary – Emerald Park HOA

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## 2025 Accomplishments

- Liaison role attending/viewing the City of Colleyville City Council meetings. Provided important news/updates to the HOA Board and homeowners through Board meeting updates, the Emerald Park Facebook Group, and the Emerald Park Neighborhood Message Board.

## 2026 Planned Activities

- Support smooth transition of new 2026 Board President, new Board members, and encourage more active neighborhood support and engagement. Seek new volunteers to join the Board and committees to improve future Board transitions.
- Continue to be a pro-active volunteer to help and support all Board activities.

# Architectural Control Committee – Emerald Park HOA

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## Committee Structure and Responsibilities

- Committee is State required, filled with non-Board members
- Three or more members, Board placed
- Responsible to assure homeowner requests for changes/improvements to the outside of the house remain consistent with Emerald Park standards

## Committee Goals

- Neighborly, collegial relationships
- Quick action
- Flexibility within written guidelines and policy

## Recent Activity

- Ten major homeowner projects reviewed & processed
- Property Modification Request Form converted to fillable PDF and available at [EmeraldParkHOA.com](http://EmeraldParkHOA.com) under “Resources”
- Resignation of two Committee members
- Property Modification Request Form available

# Social – Emerald Park HOA

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## 2025 Accomplishments

- Updated and maintained Emerald Park website as needed (*[www.EmeraldParkHOA.com](http://www.EmeraldParkHOA.com)*)
- Posted information on Emerald Park's private Facebook group page
- Updated gate code information (phone number/name changes) as needed
- Events:
  - Coordinated Kona Ice summer event – another great turnout
  - Easter egg hunt
  - Garage sale

## 2026 Planned activities

- All of the above activities are planned for 2026
- Ladies game nights
- Purchase products, arrange, and deliver New Homeowner Baskets

# Operations – Emerald Park HOA

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## 2025 Accomplishments

- Completed New Sod project North/East side of pond & West canal
  - Obtained 4 quotes, 12 pallets of sod, well under budget
- Began a Beautification Committee (Cookie White, Jimmy Sharp)
  - Spring - Multiple perennial enhancements planted at entry
  - Summer / Fall changes made by The Lawn Firm
- Went to Unique Landscaping for maintenance quote (rejected)
- Tree trimming - Cottonwood dead branches, removal of Evergreens at exit, trimmed low hanging branches of 4 oak trees by LD Lockett
- Extensive Irrigation work i.e. new pump motor from pond, zone valves
  - Found covered zone valves and noted so easy to find in future
- Obtained 3 quotes on new motors for 2 entry gates
- Crescent / Kays Street culvert maintenance June and October

# Operations – Emerald Park HOA

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## 2026 Planned Activities

- New sod for bare spot South end of the pond, along canal bare spots under trees and at exit gate sidewalk
- Allow TLF to do Seasonal plantings and hold them accountable
- Develop a sustainable plan with Lavaca Trails HOA for Crescent culvert

# Special Projects – Emerald Park HOA

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## 2025 Accomplishments

- Migration from landline to cell controller
  - Change paid for itself through savings on phone lines
  - Facilitates moving to cloud software which gives better administrative options
- Motor upgrade on entrance gate
  - Replaced the two gate motors and the gate safety loops
  - Consolidated service to a single gate company to ensure more ownership
- Created Service Provider list on website (*[www.EmeraldParkHOA.com](http://www.EmeraldParkHOA.com)*)
- Created New ACC Request form (*[www.EmeraldParkHOA.com](http://www.EmeraldParkHOA.com)*)

## 2026 Planned Activities

- Fill the Board Officer role of President

# Resident Q & A – Emerald Park HOA

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# Adjourn - Emerald Park HOA 2026 Annual Meeting

