

Craig Ranch Community Association

Annual Meeting

COMMUNITY. WELL SERVED.



March 24, 2022



David Craig



COMMUNITY. WELL SERVED.



DISTRICT 121

02.14.22 - DESIGN



CRAIG
INTERNATIONAL

O'BRIEN

Kimley»Horn

Tabulations

PHASE 1

Building R-1A
9,280 sf (Gross)
9,067 sf (Leasable)

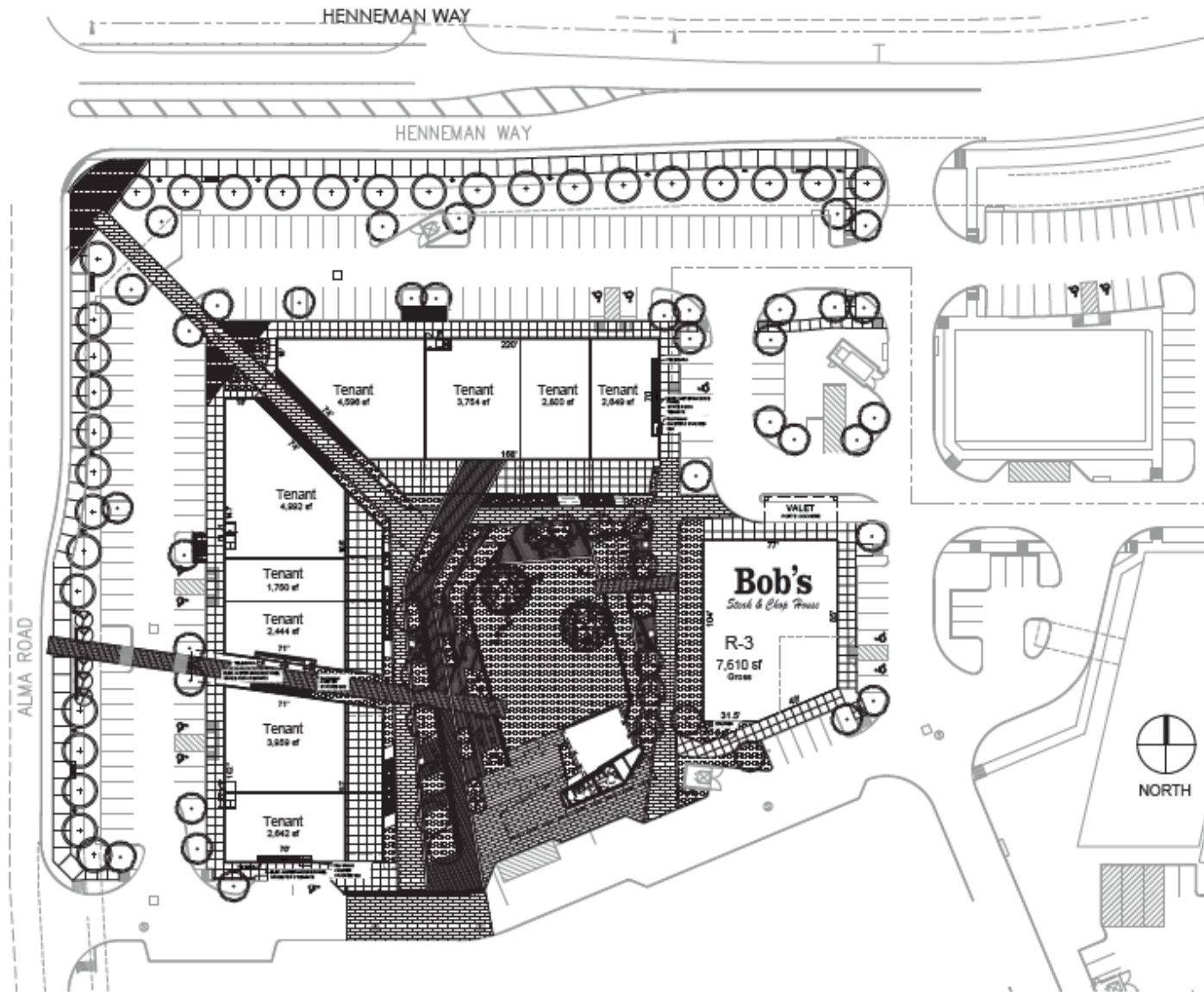
Building R-1B
6,799 sf (Gross)
6,601 sf (Leasable)

Building R-2
14,044 sf (Gross)
13,796 sf (Leasable)

Total
30,123 sf (Gross)
29,464 sf (Leasable)

PHASE 2 - BOB'S

Building R-3
7,610 sf (Gross)



SITE PLAN

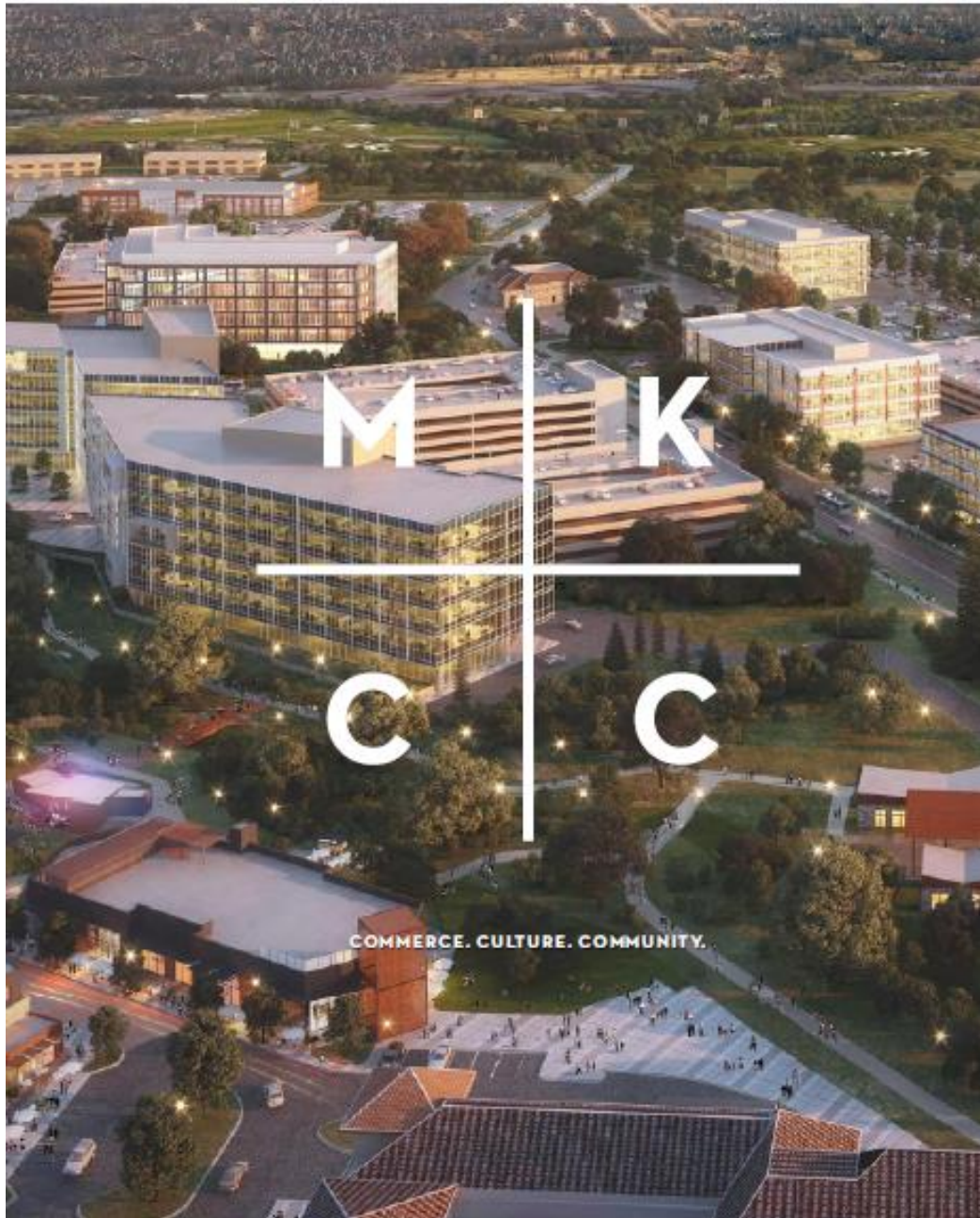








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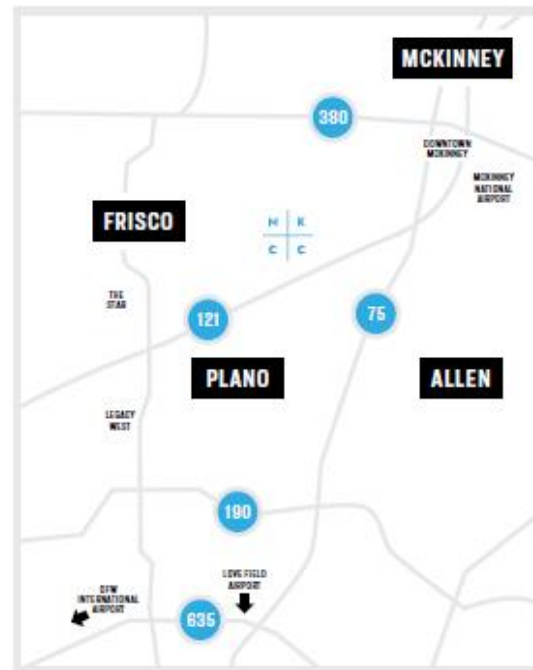
COMMERCE. CULTURE. COMMUNITY.



McKINNEY | CRAIG
CORPORATE CENTER RANCH

THE CENTER OF GROWTH

McKINNEY | CRAIG
CORPORATE CENTER RANCH



Minutes from
everywhere,
in the middle
of it all



Located at the convergence of McKinney, Allen, Plano and Frisco, McKinney Corporate Center (MKCC) is the business epicenter of Collin County—nationally recognized as one of the fastest growing markets in the country.

Surrounded by unmatched outdoor and dining amenities and boasting easy access to the rest of the DFW Metroplex via the Sam Rayburn Tollway/Highway 121, this master-planned office, residential, medical and retail development offers the ideal new urbanism environment for visionary employers and their active employees.

With the area's booming economy and ever-growing qualified workforce, MKCC presents a unique opportunity to build for a bold future and experience an exceptional way of life.

COMMERCIAL. CULTURE. COMMUNITY.



M	K
C	C

- 80 Acre Flexible Site
- 16 Customizable Parcels
- Walkable to Residential, Retail and Family Entertainment
- Convenient access to Sam Rayburn Tollway/ Highway 121



CUSTOM OFFICE SOLUTIONS

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CORPORATE CENTER RANCH

M	K
C	C

**Flexible
workspaces,
inspired design
from the
ground up**



CONNECTION. CULTURE. COMMUNITY.



**MKCC
offers both
build-to-
suit and
land for
sale.**

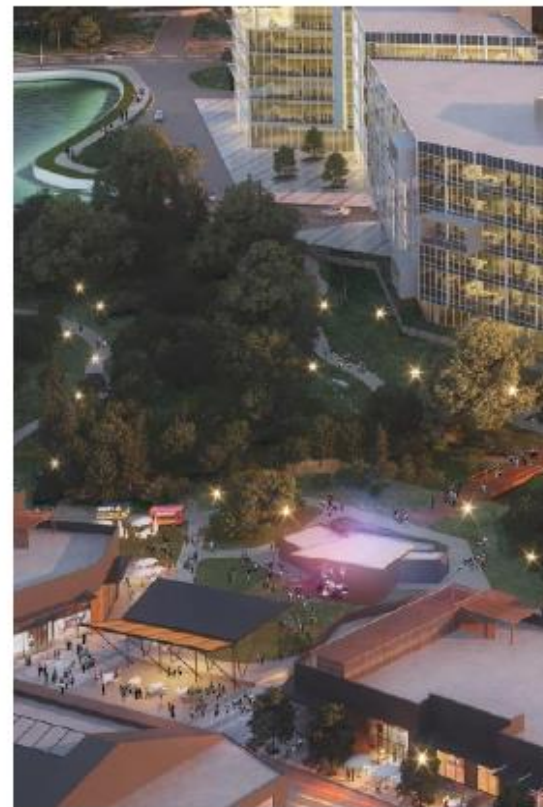
No matter the size of your business or the needs of your workforce, MKCC provides the most flexibility and value in the North Dallas area:

1. **Build to Suit:** Mid-rise or low-rise designs, surface or garage parking, freeway facing or internal urban locations - everything can be customized to create your optimal work environment at competitive rates. KDC is the strategic build-to-suit development partner at MKCC and has already delivered the 6-story Independent Financial national headquarters and SRS Distribution national headquarters.
2. **Owner Users:** Sites are available for sale to owner-users to create the ideal campus or building. Exclusively listed by Craig International, please contact James Craig for further information.

Regardless of what you choose, your company's new home will feature the most state-of-art tech infrastructure, the latest in energy-efficient construction, WELL or Fitwel building standards, and a completely walkable community that connects your employees to where they live and play. The burgeoning MKCC business campus gives you the opportunity to define your corporate identity and culture for decades to come.

HOP TO THE HUB

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Just steps from your company's new front door is Craig Ranch's newest entertainment district. Hub 121 is a premier mixed-use development, featuring a wide range of dining and retail experiences and a covered, outdoor music pavilion.

From chef-driven dishes and craft brews to relaxing spa services and unique boutiques, there's something for everyone at Hub 121 – all surrounded by lush green space and connected to the neighborhood with a robust network of hike and bike trails. So, grab coffee, lunch or a happy hour drink where the community gathers, without ever having to get in a car.

M | K
C | C

**Exceptional
amenities, a
truly walkable
experience**





ENJOY WORK- LIFE BALANCE

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COMMERCE.
CULTURE.
COMMUNITY.



M	K
C	C

Luxury leases,
homes from
\$200,000-
\$2,000,000+

As part of the acclaimed master-planned community of Craig Ranch, MKCC is designed to make getting to work quicker and enjoying life easier. Urban apartments and townhomes are a short walk away, and a variety of neighborhoods with patio homes, traditional single-family homes and sprawling estate homes can be found just around the corner.

And, with more leisure time, there's ample opportunity to take advantage of the area's first-class amenities. Miles of trail systems link every neighborhood with manicured parks and spectacular sports complexes, which connects neighbors and supports an active lifestyle.

YOUR HOME CLOSE TO HOME

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CORPORATE CENTER



- | | | |
|--------------------------------------|---------------------------|-------------------------------|
| 1 TPC Craig Ranch | 6 Millie Cooper Park | 11 Future Resort Hotel |
| 2 Craig Ranch Fitness and Spa | 7 Dr. Kenneth Cooper Park | 12 Collin College Tech Campus |
| 3 KO Corral at Craig Ranch | 8 Hub 121 | 13 Allen ISD Stream Center |
| 4 Crossroads Park & Trail | 9 Starcenter McKinney | 14 Moviehouse Eatery |
| 5 Michael Johnson Performance Center | 10 District 121 | |

Activities

Vibrant Downtown
Shopping
Hike and Bike Trails
Fitness and Recreation
Beautiful Parks and Open Spaces



Featuring the award winning, TPC Craig Ranch golf club, home of the AT&T Byron Nelson PGA Tour golf tournament, McKinney Corporate Center Craig Ranch offers incredible amenities that rival anywhere in North Texas and beyond. Everything from eateries and drinkeries, shopping, hike and bike trails, open space and pocket parks.

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LIVE THE GOOD LIFE

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CORPORATE CENTER | RANCH



M	K
C	C

**Beautiful
McKinney,
#9 Best Place
for First-Time
Home Buyers**



Just north of Dallas, McKinney is a small town that's all grown up. One of the fastest growing cities in America, McKinney is approaching 200,000 residents – yet it maintains its quaint Texas charm.



Picturesque with a charming historic downtown, beautiful tree-lined streets and vast green spaces, this vibrant city is a wonderful place to live with a strong sense of community. Plus, the winning combination of excellent schools, fine dining, cultural events, affordable housing and a robust business environment help McKinney truly stand out from the suburban sprawl of North Texas.

EDMURE. CULTURE. COMMUNITY.

MINUTES FROM EVERY- WHERE

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CORPORATE CENTER



M | K
C | C

**The place to
be, wherever
you need to go**

MKCC's prime location between Highway 75/North Central Expressway and the Dallas North Tollway along Sam Rayburn Tollway/Highway 121 makes for an easy commute from just about anywhere. But the surrounding Craig Ranch community is truly the perfect place for your employees to settle down.

More than 400 acres of sprawling green spaces and miles of running and biking trails unite all of the diverse neighborhoods throughout the development, connecting residents to retail and business centers, as well as Craig Ranch's five-star amenities. So when the weather's nice, commuting by car is entirely optional.



TELL
US YOUR
VISION
FOR THE
FUTURE

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COMMUNITY.

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Byron Nelson Updates

Brad Howland

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<https://vimeo.com/681075172/5479ab0e7d>

Annual Meeting Notice



Thank you for your presence this evening!

- Call to Order
- Verify Quorum
 - Notice was mailed on February 25, 2022.
 - 5% or 217 members represented in person or by proxy.

Your Board of Directors

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Stephanie Miller
President



John Palmer
Vice President



Vicki Schmitz
Secretary



Connie Baker
Treasurer

About Your Board of Directors

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Owners in the community are elected by the membership and volunteer their time.

- What does your Board do?
 - Has fiduciary duty to the Association.
 - Reviews and approves budgets, vendor contracts, insurance.
 - Appoints committees.
 - In addition to enforcing the Governing Documents and Covenants, Codes & Restrictions (CC&Rs), the Board also establishes rules and regulations.
 - Partners with the Association's management company.



Community
Well Served.
SINCE 1983



2022 Board Elections





2022 BOD Candidates

**Alan Guo, Residential
Candidate- District A**



**Tim Stephens, Residential
Candidate-District A**





2022 BOD Candidates

**John Palmer, Commercial
Multi-Family District**





Election of Directors

- Nominations from the floor.
 - Residential District A- Craig Ranch North, the Grove, Creekside, Watters Branch/Liberty Hill
 - Commercial Multi-Family
- Ballot Instructions
 - Cast your Ballot
 - If you previously voted and would like to change your vote, please vote using the ballot provided tonight.



Election Results

- Thank you to our candidates!
- Dan Pellar with The Pellar Law Firm will certify the election results tomorrow morning (March 25th).
- Election results will be posted to Craig Ranch Living by 3 PM.

Approval of the 2021 Annual Meeting Minutes



Raffle for Door Prize!!

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- And the Winner of an Amazon \$100 gift card is...

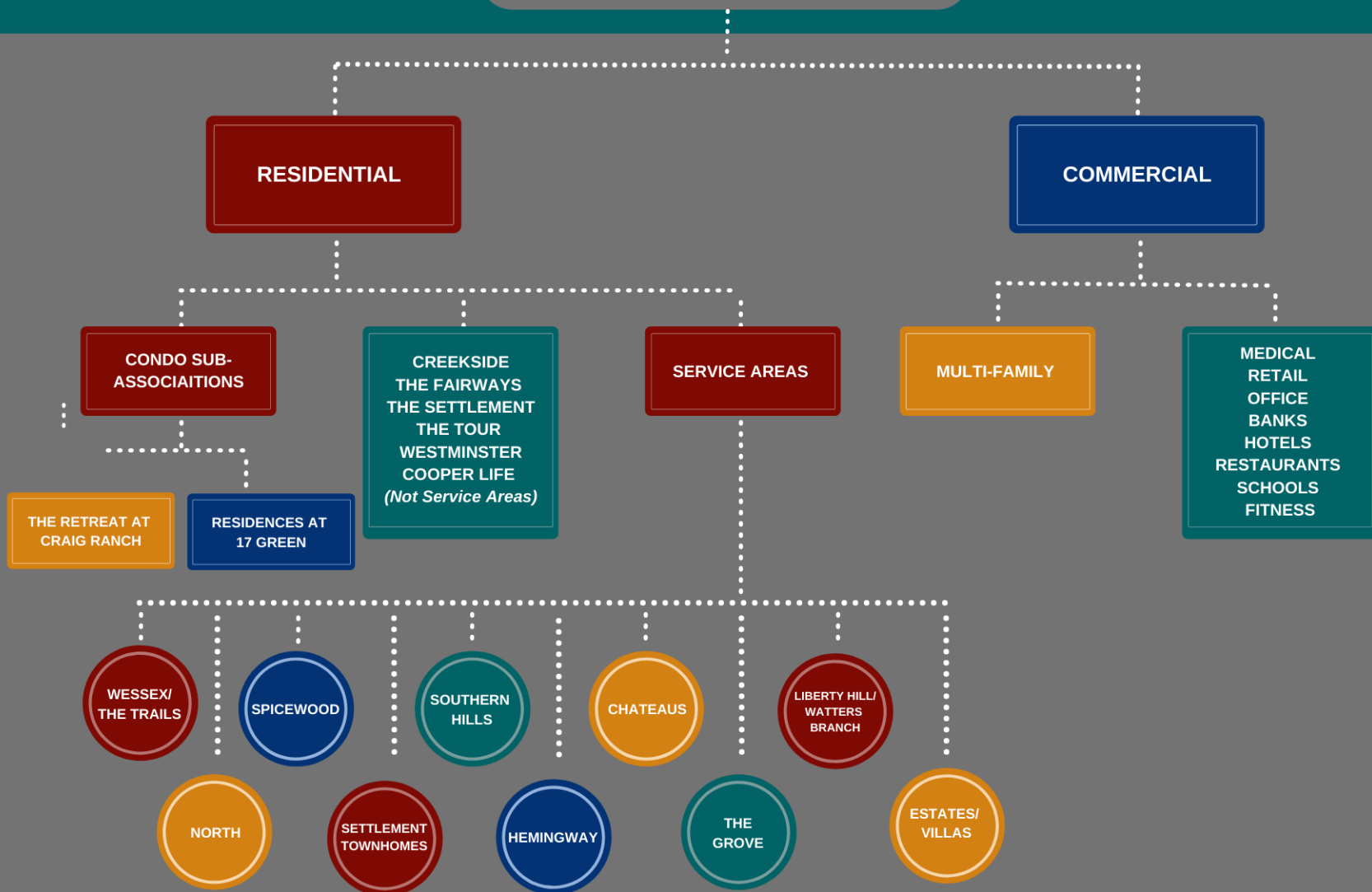
Craig Ranch Organization

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CRAIG RANCH

COMMUNITY ASSOCIATION



2021 Board Accomplishments

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2021 Board Accomplishments

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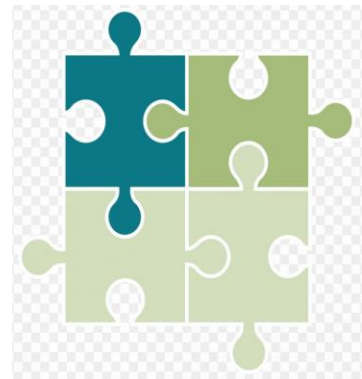
- Evaluated all Craig Ranch vendors and engaged new vendors as deemed necessary.
- Changed insurance agent to Swingle Collins.
- Engaged independent appraiser to inventory all Craig Ranch assets for insurance and valuation purposes.
- Developed and implemented investment policy to address excess operating and reserve funds.
- Engaged an investment advisor, David Eddy, Eighteen Financial Group, LLC.

Board Accomplishments (cont.)

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- Updated and recorded design review policy to address artificial plants and turf, trashcan enclosures, and wrought iron fences.
- Approved new website forum and layout.
- Replaced trees and plants in all Service Areas damaged by the February 2021 freeze.
- Worked with Service Area Committees on common area improvement requests.



Board Accomplishments (cont.)

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- Negotiated with County Appraiser to reduce property taxes and agreement was reached for Compass exemption.
- Collaborated with the City of McKinney Public Works to improve roads and traffic flow in Craig Ranch.
- Revitalized landscaping in numerous areas.
- Consistency and accuracy of auditing and reporting measurably improved over the last 18 months.





Landscaping Update



2021 OLM Scores

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Master	94%	Settlement TH	97%
Chateaus	95%	Southern Hills	95%
Estates	95%	Trails	97%
Grove	97%	Watters Branch	97%
North	96%		



Millie Cooper Park

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Before

After



Paradise Median

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After

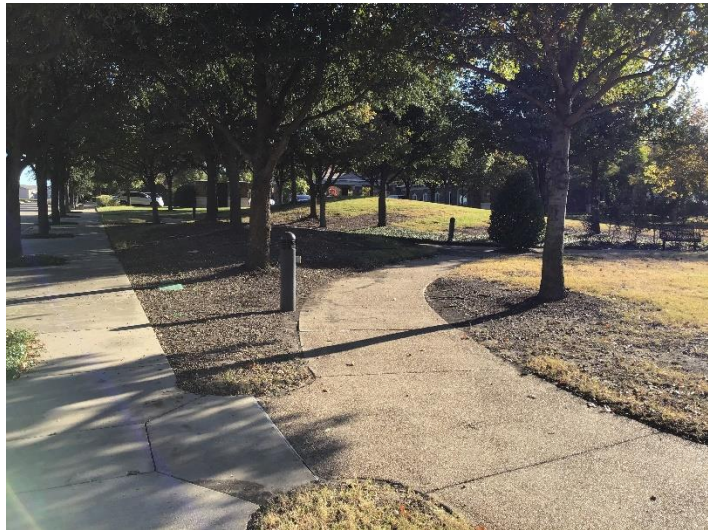


Before

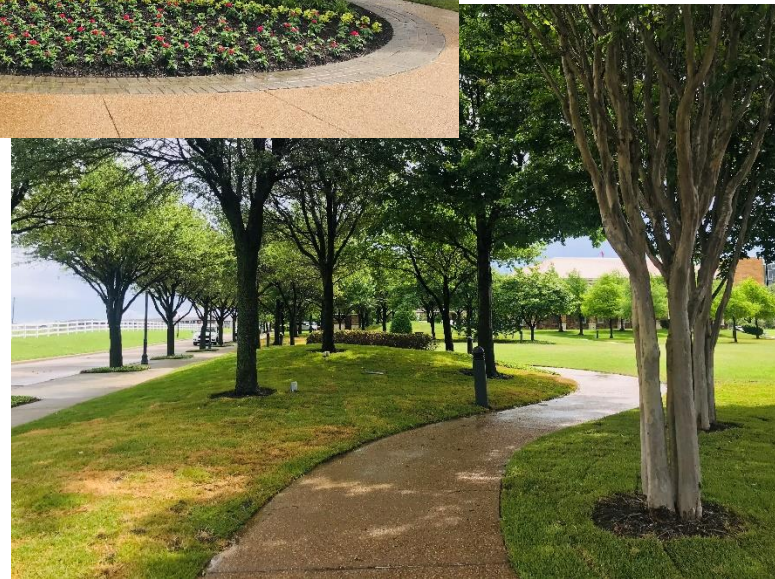


Longhorn Park

Before



After



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Dr. Kenneth Cooper Park

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Before



After



On-Site Team Management Report

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Community Management Associates (CMA)

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- Engaged by the Board of Directors.
- Is a guidance resource to the Board of Directors.
- Implements the Board of Director's decisions or instructions.
- Manages day-to-day operations of the Association.



Your On-Site Management Team

- Nichole Rice, Operations Manager
- Randy Cain, Maintenance Director
- Brandy Hotchkiss, Common Area Manager
- Kris Sims, Lead Administrative Assistant
- Roxanne Webb, Operations Support Assistant
- Tamra Collins, Community Service Coordinator
- Melba Siebel, Design Review and Modifications Coordinator
- Kati Fitzpatrick, Lifestyle Coordinator
- Stephany Hernandez, Communications Coordinator
- Avery Baril, Compliance
- Jen Peterson, Compliance
- Monte Cepeda, Maintenance Associate
- Joel Rincon, Maintenance Associate
- Arthur Woods, Porter



Management Report

- Facilitated Board Meetings, Hearings and Workshops, Vendor and Committee Meetings.
- Completed Operations, Communication, Social Media, Emergency Response, and Reserve Project Plans.
- Association documents were updated and filed in accordance with Texas Property Code.
- Presented estimates for improvements and Requests for Proposal (RFPs) to the Board.

Management Report



- Provided daily porter duties for all parks, ponds, pet stations and trash receptacles.
- Monthly inspections were conducted of the Association's assets.
- Prepared monthly financial and management reports.
- Association welcomed 587 new owners.



ACC/DRC Modification

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- 973 modifications requests were processed this past year.

- **Most Requested Modifications**

- Landscaping
- Fence: New or Replacement or Stain
- Arbors/Pergolas/Patio Covers
- Pools

Covenant Enforcement

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8,562 postcards and letters were sent to homeowners for violations of the CC&Rs.

You can view your violations and photos on your online CMA portal.

Top 4

- Landscape
- Fence
- Trash cans
- Leasing



Work Orders

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Master	61	Settlement TH	18
Chateaus	31	Southern Hills	18
Estates	56	Spicewood	6
Grove	10	Trails	10
Hemingway	124	Watters Branch	21
North	46		

Total Work Orders Completed: 401

Raffle for Door Prize!!

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- And the Winner of an Amazon \$100 gift card is...

The NEW CraigRanchLiving.com

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[HOME](#) [WHO WE ARE](#) [GOVERNING DOCUMENTS](#) [CMA/PORTAL](#) [CONTACT US](#) [Sign Up](#)



[Members Account](#)

WELCOME TO CRAIG RANCH!

Craig Ranch Facebook

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Craig Ranch Community Association

@craigranchlifestyle · Community Organization

Edit Contact U

Home About Photos Events More ▾

Promote



The official Facebook page of the Craig Ranch Community Association Lifestyle Program.

Check here for what fun things are happening at Craig Ranch!

1,423 people like this

1,649 people follow this

<http://www.craigranchliving.com/>

Home About Photos Events Videos F



Craig Ranch Community Association

added an event.

Feb 7 · 🌐



FRI, MAR 4 AT 2 PM

Craig Ranch Cinema: Jungle Cruise

Riverwalk Pool at Craig Ranch · McKi...

INTERESTED

You like Craig Ranch Community Associa...

1

Like

Comment

Share



Social Activities 2021





Social Activities 2021



**Annual
Easter
Eggstravaganza**

Building
Community
One Event
At A Time



**Craig Ranch
Spooktacular**



**Shred Fest
&
Electronic
Recycling**



**Annual
Picnic in
the Park**



**Kids Book
Club Summer
Series**



**Tree Lighting
Ceremony
&
Breakfast with
Santa**

**20
21**

**Creative Kids:
Merry
Grinchmas**





Upcoming 2022 Events



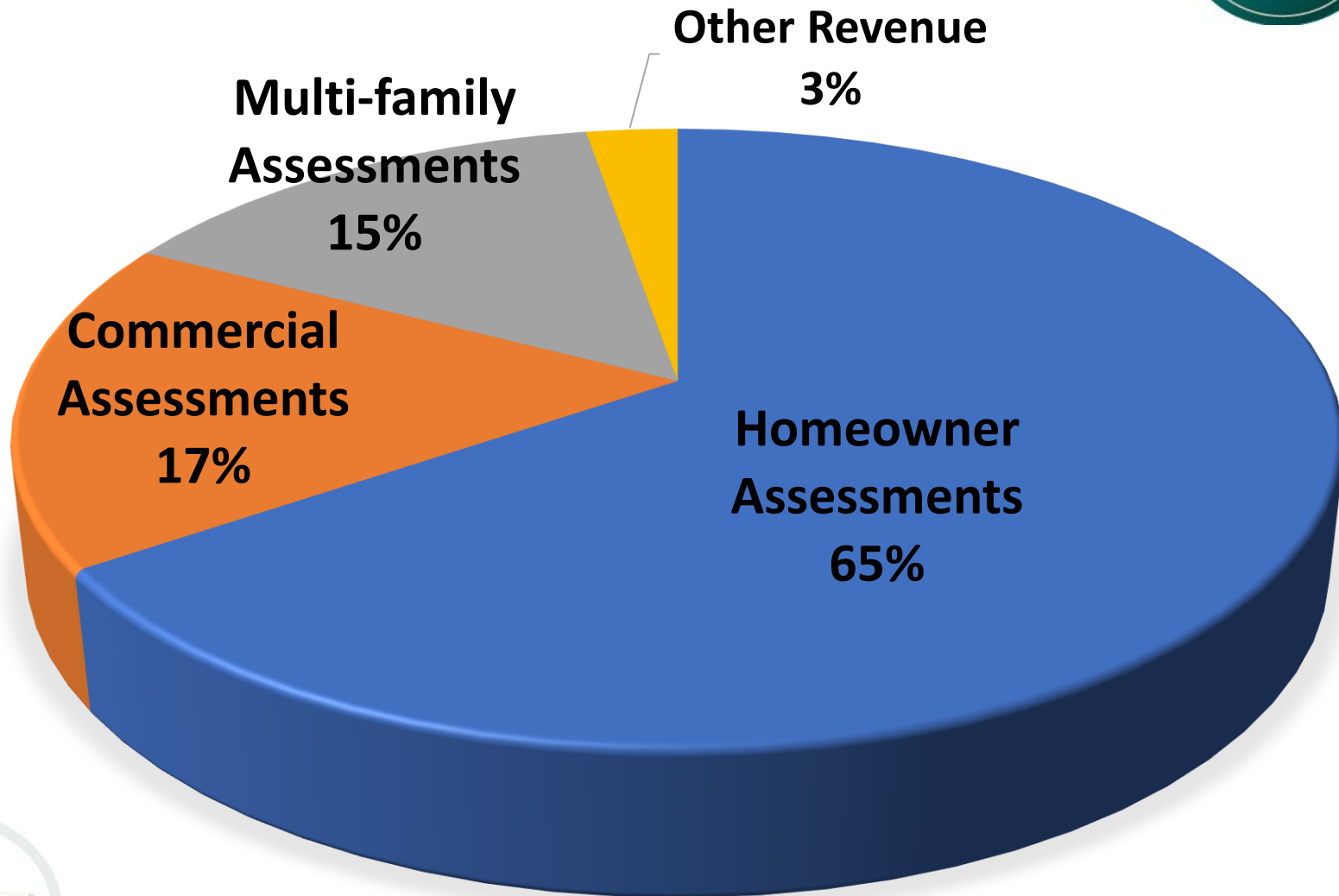
Treasurer's Report

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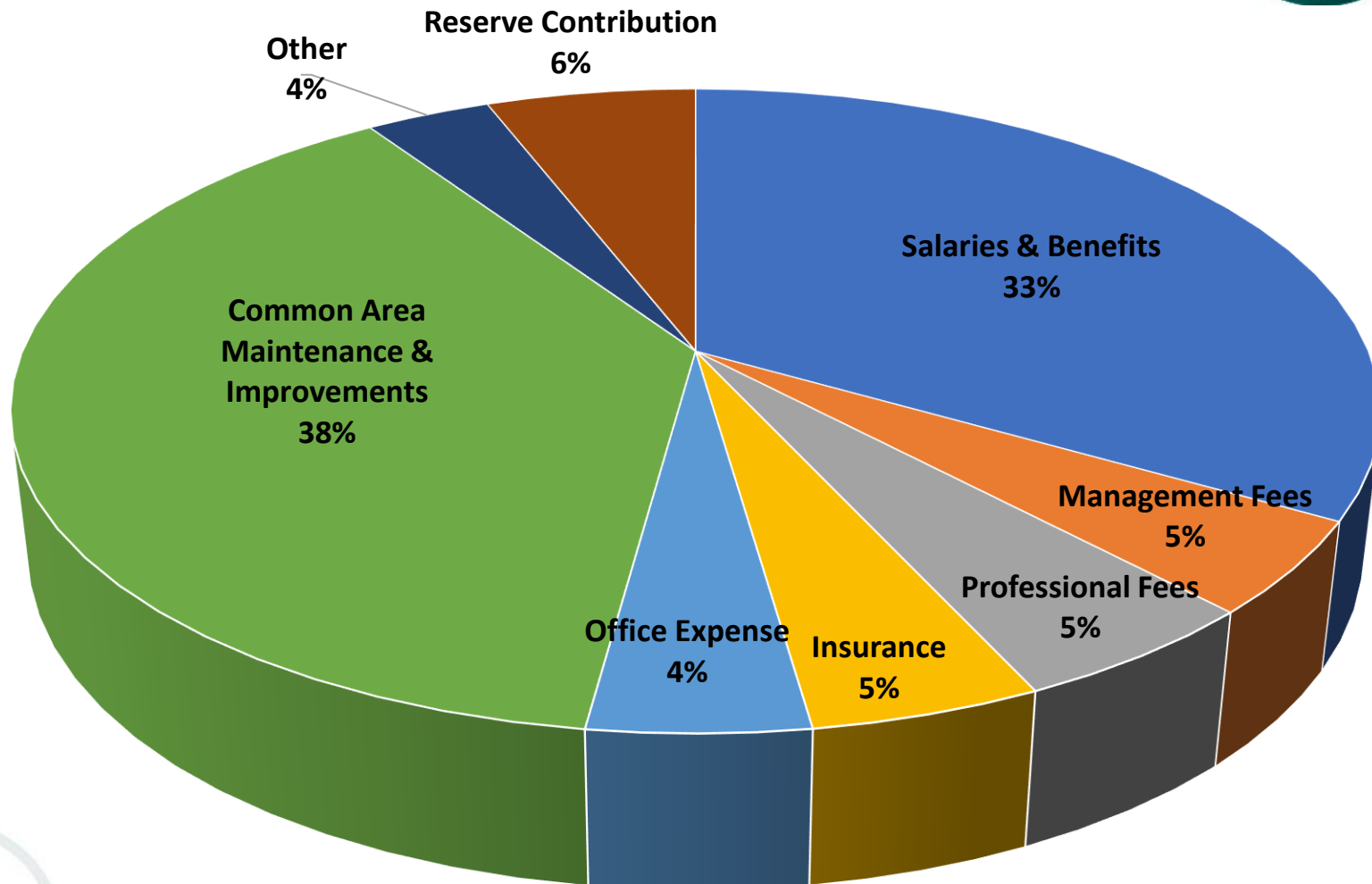
2021 Revenue – \$2,536,891

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2021 Operating Expenses - \$2,471,084

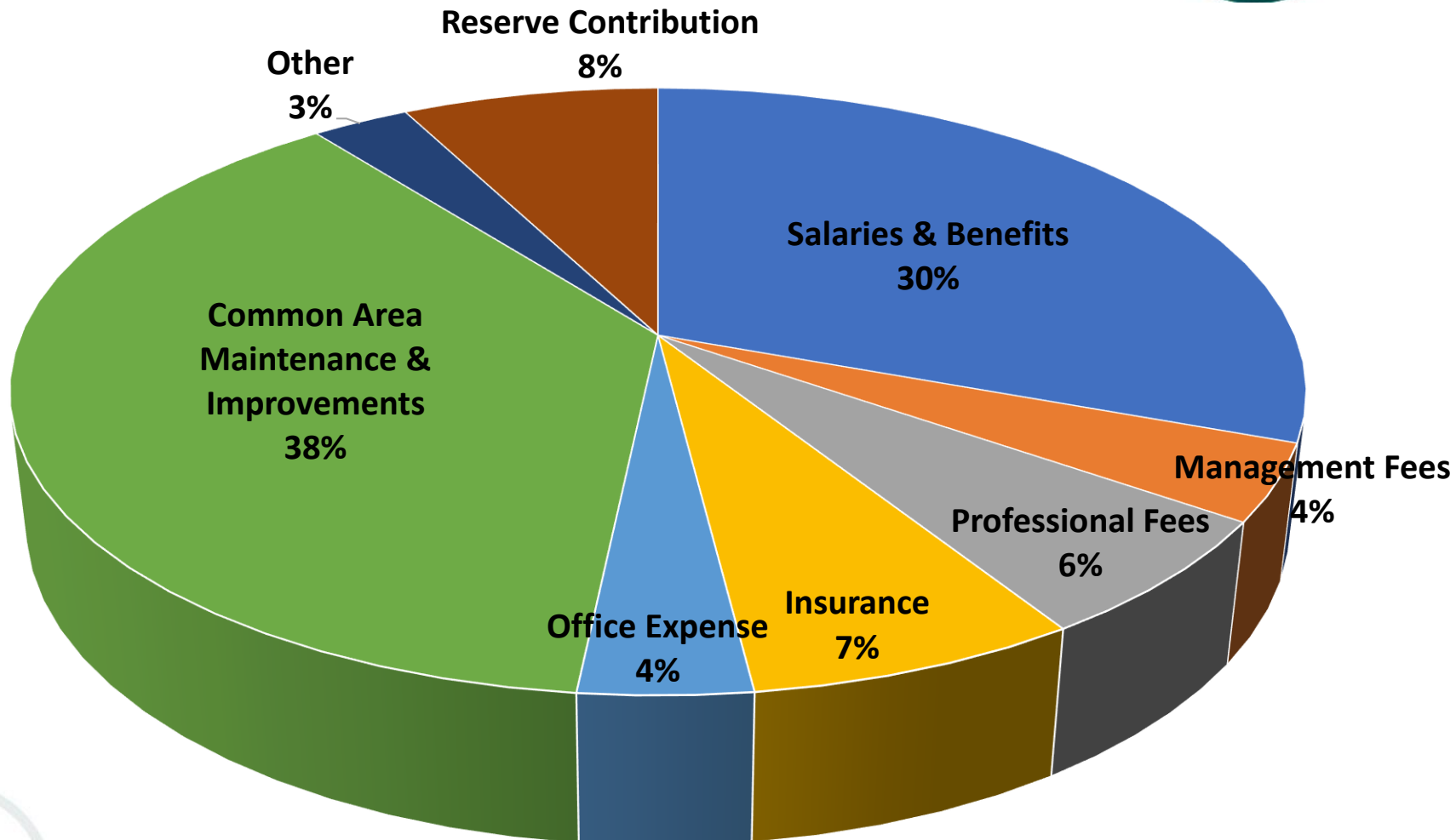
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2022 Operating Expense Budget

\$2,815,127

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2022 Budget and Monthly Financial Packages

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- Board approved 2022 Operational Budgets
- 2022 budget summary can be found on the Craig Ranch Living website.
- Financial packages are posted on the Craig Ranch Living by the 25th of the following month.
- 2020 Independent Audits were completed and the 2021 Audit is currently underway.

Reserve Study and Reserve Funds

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- 2021 Year End Reserve Fund Balance = \$325,605
- Contributions for 2022 = \$215,026
- Community Association Reserves is drafting a new Reserve Study for Craig Ranch and the Service Areas.

Welcome

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Presented by:



David Eddy
President/Owner

2600 Network Blvd. Suite 130
Frisco, TX 75034
Office: 972.377.5209
Cell: 417.439.9291
Fax: 972.377.5259
www.EIGHTEENFG.com

*Everything in life is preceded by facts...
followed by your perception, reality, and faith.*

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Raffle for Door Prize!!

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- And the Winner of an Amazon \$100 gift card is...



CMA

Your Association Partner

*Protecting home values and enriching
lifestyles...
since 1983*

CRAIG RANCH^{2.0}
Cultivating Community

Have a Great Evening!!