



May 14, 2024

**RE: 2024 ANNUAL MEETING INFORMATION AND SOLICITATION OF PROXY**

Dear Bobcat Ridge Homeowners:

The Annual Meeting for the Ranches at Bobcat Ridge Property Owners Association (“POA”) has been scheduled for Saturday, July 13, 2024, at 10:00 a.m. at the Rio Vista Civic Center, 201 TX-174, Rio Vista, TX 76093.

Members that are unable to attend will be asked to complete the enclosed proxy form. Please understand that the Association’s Bylaws and CCRs require that members attend the Annual Meeting in person or by proxy in order to meet the required 30% quorum and your attendance will count toward the 30% quorum. Submitting the enclosed proxy will also count toward the 30% quorum. You may also complete the proxy form even if you plan to attend in person and the form will be returned at the meeting - doing so would help ensure a quorum is established in the event life happens and you cannot attend last minute. Members or authorized proxy representatives must be present at the meeting to physically sign their votes as required per Texas Property Code, Section 209.0058.

The enclosed Notice/Agenda includes an election of Board position as well as vote on amendments to the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for the Ranches at Bobcat Ridge Subdivision (more simply referenced as CCR’s or restrictions). As was previously communicated member, Board members positions are for three-year terms and the available position of Vice-President, currently held by Mark Stout, will be available. Interested candidates should submit, within 10 business days, their name and a short biography explaining their interest as candidate to other members. Any potential candidates bios will be shared, if received, prior to the annual meeting.

Additionally, the Board is looking for volunteers willing to help serve as part of the Architectural Control Committee (“ACC”). Texas Property Code, Section 209.00505, provides the associations with more than 40 lots must bifurcate the POA Board and ACC as the following person are not allowed to serve on the architectural review committee; 1. current board members, 2. spouses of current board members, and 3. persons residing in a current board member's household. The Board has authority to appoint members onto the ACC but would like to welcome volunteers first.

Please send us an email if you have any questions about the proxy form or would like to hear a specific discussion at the annual meeting.

The Board looks forward to hopefully seeing you in July

Very truly yours,  
Austin, Mark, & Michael  
Bobcat Ridge POA Board



## **THE RANCHES AT BOBCAT RIDGE PROPERTY OWNERS' ASSOCIATION INC.**

### **Notice of Annual Meeting**

NOTICE IS HEREBY GIVEN OF THE ANNUAL MEETING OF THE RANCHES AT BOBCAT RIDGE PROPERTY OWNERS ASSOCIATION, INC. TO BE HELD ON SATURDAY, JULY 13, 2024, AT 10:00 A.M., AT THE RIO VISTA CIVIC CENTER, 201 TX-174, RIO VISTA, TX 76093.

#### **ORDER OF BUSINESS**

1. Welcome and Introductions
2. Establish Quorum (30% required in person or by proxy)
3. Call Meeting to Order
4. Certification of Proxies
5. Adoption of Agenda, if any
6. Vote on CCR Amendments
7. Board Vice President Election Vote
8. Financial Update
9. Mowing Update
10. ACC volunteer/appointment by Board
11. Open Discussion
12. Adjournment



## WRITTEN CONSENT OF THE MEMBER FOR PROXY VOTE

I (we), the undersigned, revoke any previous proxies, do not plan on attending the Annual Membership meeting to be held on Saturday, July 13, 2024 at 10:00 a.m., and grant to the person identified below (“my (our) proxy holder”) my (our) revocable proxy for the purpose selected below, who shall act on my (our) behalf as a Member of The Ranches at Bobcat Ridge Property Owners’ Association Inc. Annual Meeting, as such meeting may be rescheduled, adjourned, or recessed and reconvened.

*Note: In order to transact business at the annual meeting, we must have a quorum of 30% of eligible members. All assigned proxies for members will count toward the quorum; the designated representative must be present to cast the proxy vote. If you decide to attend the meeting your proxy will be returned to you at the meeting.*

### Check Only One Proxy Choice:

**If neither or both choices are checked, the proxy will be designated to a board member for quorum purposes only. If you wish you write in another member name to act as your proxy, please legibly print the name to whom you are granting your proxy. Not entering a name will default to a member of the Board.**

#### ☐ **PROXY CHOICE 1: FOR ESTABLISHING QUORUM ONLY**

I hereby assign my proxy to: A Member of the Board, or to other named member, \_\_\_\_\_, **for the purpose of establishing quorum only, with no consent to vote** on my behalf at The Ranches at Bobcat Ridge Property Owners’ Association Inc., 2024 Annual Meeting.

#### ☐ **PROXY CHOICE 2: FOR VOTING AND ESTABLISHING QUORUM**

I hereby assign my proxy to: A Member of the Board or to other named member, \_\_\_\_\_, **for the Purpose of Voting and Establishing Quorum** on my behalf at The Ranches at Bobcat Ridge Property Owners’ Association Inc., 2024 Annual Meeting.

### Sign and Date

**For this proxy to be counted; it must be signed, dated, and returned by Friday, July 12th, 2024, at 5:00 pm. CST. Either electronically to [bobcatridgepoa@gmail.com](mailto:bobcatridgepoa@gmail.com) or by mail to Bobcat Ridge POA, P.O. Box 51, Rio Vista, TX 76093.**

\_\_\_\_\_  
**Property Lot # in the Subdivision**

\_\_\_\_\_  
**Signature of Owner/Member**

\_\_\_\_\_  
**Printed name of Owner/Member**

*In the event I am present in person and elect to act on my own behalf at said meeting or with respect to a specific act of the Association, such presence or action will supersede and suspend the effectiveness of this proxy. Where I have given my written proxy to another named person dated later than the date hereof, such subsequent proxy will supersede and suspend the effectiveness of this proxy.*