

Dear Neighbors,

The current board has constructed a budget for the remaining 2023 year and for the new 2024 year to show where funds are allocated. Costs were cut in several areas to maximize use of the dues. It is best business practice to retain enough money to be able to make the next loan payment on time and hold monies in case of a catastrophic event. In completing the budget, it was determined that if the dues remain at \$150, there would not be enough to cover the 2025 bank loan payment. Should the association default on a loan payment, we could be ineligible for any future loans that may be needed to add or repair additional sections of our roads. It was determined that an increase to \$200 would ensure the loan payment can be made with a few hundred dollars left for the following year.

Enclosed is the voter's information for this member vote. The board thanks you for your consideration in this vote. If you have any questions that may determine your decision, please do not hesitate to contact us.

**Current \$150.00**

INCOME	2023	2024	2025	2026
Balance Forward	10,698.08	9,008.08	5,948.87	2,589.66
Dues 76 @ 150.00		11,400.00	11,400.00	11,400.00
Interest Checking				
Interest Money Market				
<b>TOTAL INCOME</b>	<b>10,698.08</b>	<b>20,408.08</b>	<b>17,348.87</b>	<b>13,989.66</b>
EXPENSES				
<b>General</b>				
Boat Ramp Lighting (Sheco)	40.00	120.00	120.00	120.00
Shoreline Fee (Trinity River Auth)		13.50	13.50	13.50
Office Supplies	50.00	250.00	250.00	250.00
Liability Insurance		1,399.00	1,399.00	1,399.00
*Postage	100.00	100.00	100.00	100.00
Trinity County (Trailer Tags)		61.25	61.25	61.25
Bank Fees				
Legal Fees			300.00	300.00
**Bad Debt		750.00	750.00	750.00
Secretary Pay		200.00	200.00	200.00
Other: Signs, Paint, etc.				
<b>Road Maintenance</b>				
Asphalt	1,500.00	3,000.00	3,000.00	3,000.00
<b>Road Improvements</b>				
First Natal Bank Loan		8,565.46	8,565.46	2,700.00
<b>Total Expenses</b>	<b>1,690.00</b>	<b>14,459.21</b>	<b>14,759.21</b>	<b>8,893.75</b>
Year End Balance	9,008.08	5,948.87	2,589.66	5,095.91

Proposed Dues at \$200.00

INCOME	2023	2024	2025	2026
Balance Forward	10,698.08	9,008.08	9,198.87	9,389.66
Dues 76 @ 200.00		15,200.00	15,200.00	15,200.00
Interest Checking				
Interest Money Market				
<b>TOTAL INCOME</b>	<b>10,698.08</b>	<b>24,208.08</b>	<b>24,398.87</b>	<b>24,589.66</b>
EXPENSES				
General				
Boat Ramp Lighting (Sheco)	40.00	120.00	120.00	120.00
Shoreline Fee (Trinity River Auth)		13.50	13.50	13.50
Office Supplies	50.00	250.00	250.00	250.00
Liability Insurance		1,399.00	1,399.00	1,399.00
*Postage	100.00	100.00	100.00	100.00
Trinity County (Trailer Tags)		61.25	61.25	61.25
**Bank Fees				
Legal Fees		300.00	300.00	300.00
Bad Debt		1,000.00	1,000.00	1,000.00
Secretary Pay		200.00	200.00	200.00
Other: Signs, Paint, etc.				
Road Maintenance				
Asphalt	1,500.00	3,000.00	3,000.00	3,000.00
Road Improvements				
First Nat'l Bank Loan		8,565.46	8,565.46	1,000.00
<b>Total Expenses</b>	<b>1,690.00</b>	<b>15,009.21</b>	<b>15,009.21</b>	<b>7,443.75</b>
Year End Balance	9,008.08	9,198.87	9,389.66	17,145.91

## BALLOT

Member Name: \_\_\_\_\_  
Property Address: \_\_\_\_\_  
Member Phone #: \_\_\_\_\_  
Member Email: \_\_\_\_\_  
  
Signature: \_\_\_\_\_

### PROPOSED CHANGES TO RESTRICTIVE COVENANTS SECTION D-1

The lots in CBAPOA and the property owners thereof are hereby subject to an annual maintenance charge, which shall be an assessment against the property owners thereof for the purpose of creating a fund to be expended, in the interest of CBAPOA, as a whole. Beginning January 30, 2024, the amount of said annual charge shall be Two Hundred and no/100 (\$200.00) dollars per property owner. Such an annual charge may be adjusted from year to year by a majority vote of the property owners, to meet budget requirement for the next year. A majority will be defined as a majority of returned absentee ballots, proxy voting forms, and/or property owners present. Each property owner shall pay the amount of the charge against his property on or before January 30th of each year, and such money shall be held in trust and used for the benefit of all property owners in CBAPOA. A late fee of Twenty-Five and no/100 dollars (\$25) will be charged beginning February 1 and must be paid with the late dues.

\_\_\_\_\_ YES, I agree.

\_\_\_\_\_ NO, I disagree.

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***Return of Ballot*** All ballots must be complete and returned by members to be counted on November 11, 2023. Only one vote per property household is allowed.

**INSTRUCTIONS:** Select from one of the below options for submission:

1. *In Person.* A drop ballot box will be available on November 11, 2023, at the boat ramp. Return signed and executed ballots by 10:00a.m.
2. *Mail In.* Return signed and executed ballot in an envelope marked "CONFIDENTIAL BALLOT" on the bottom left to: CBAPOA, 125 W. Big Lake Rd., Trinity, TX, 75862. Ballots must be received in CBAPOA mailbox no later than 5:00p.m. November 10, 2023. Any ballot received after this date will not be counted.
3. *Electronic.* Email signed and executed ballot to [cbapoa@gmail.com](mailto:cbapoa@gmail.com) no later than 9:00p.m. on November 10, 2023. Any ballot received after this date and time will not be counted.

**PROXY BALLOT**  
**CAMP BRANCH ACRES POA**  
**125 W BIG LAKE ROAD, TRINITY, TX 75862**

This Proxy Ballot is given by the undersigned to be exercised as indicated at the CBAPOA AMENDMENT VOTE scheduled for November 11, 2023, at 10:00 a.m. or any rescheduled or reconvened meeting.

**THIS FORM MUST BE DATED, SIGNED AND DELIVERED TO THE ASSOCIATION BY 9:00P.M. ON NOVEMBER 10, 2023, IN ORDER TO BE EFFECTIVE.**

Date: \_\_\_\_\_, 20\_\_\_\_

Member Signature: \_\_\_\_\_

Member Name: \_\_\_\_\_

Property Address: (please print)

Legal Description:

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*By casting your vote via proxy ballot, you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit a proxy ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.*

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I hereby give (Name of proxy) \_\_\_\_\_, (whose address is) \_\_\_\_\_ authorization to vote on my behalf on all issues put to vote by the property owner's association for the Amendment Vote on November 11, 2023, and in my name act as I could do if personally present.