



Board of Directors Meeting

Wednesday, November 16th, 2022, at 4:00 p.m.

Virtual

https://teams.microsoft.com/join/19%3ameeting_ZmE0ZDZhZjYtMTlkNy00MzEzLWI3ZjgtYTFIM2ExNGQ5MzAz%40thread.v2/0?content=7b%22Tid%22%3a%22a39a81c8-9e03-44d1-a64e-1b0e0cd8da49%22%2c%22Oid%22%3a%22ad8ea0e3-05e3-4667-b933-068b285e1f70%22%7dVirtual

Teams Meeting ID: 263 833 467 979

Passcode: HFvKSP

Draft Agenda

- Establish Board Quorum
- Call Meeting to Order
- Introduction of the Board of Directors
 - Brock Babb, President
 - Dustin Warren, Vice President
 - Victor Tannous, Secretary
- Introduction of Essex Association Management, L.P. Representatives
 - Cinnamon Anderson, Sr. Community Association Manager
 - Crissy Ketchersid, Assistant Community Association Manager
- Financial Review
 - Review and Approve September 2022 Monthly Financials
 - Review and Approve 2023 Proposed Budget
 - 2023 proposed assessment increase (15%) from \$187.50 to \$215.63 p/m x 12 months= \$2,587.56 Annually, per townhome effective 01/01/2023.
 - Proposed 25% CAP fee increase from \$312.50 to \$390.63 effective 01/01/2023.
 - An official statement will be mailed to all homeowners
- Adopt or amend certain policies on behalf of the Association to comply with local House Bills and Texas State Legislature passed in September 2021 (often referred to as “SB1588”).
 - The passing of the House Bills and Legislative laws affected several governing rules for Associations across the State of Texas and made the adoption of new policies and/or the amendment of existing policies mandatory. Some areas affected were installation and use of generators, Email Registration requirements for Owners, Pandemic guidelines, Security Measures, Swimming Pool Enclosures and Security Fencing as well as Drones and Unmanned Aircraft.

Essex Association Management, L.P.

1512 Crescent Drive, Suite 112

Carrollton, TX 75006

Phone: (972) 428-2030 Fax: (469) 342-8205

www.windhavencrossingtownhomes.com



- Pandemic Policy after SB1588
- Security Measures Policy after SB1588
- Email Registration Policy after SB1588
- Generator Policy after SB1588
- Flying of Drones Policy

- Community & Board Updates
- Adjourn

Telephonic meetings of the Board are open for listening and/or viewing only. Questions can be submitted at any time via the Association's website at www.windhavencrossingtownhomes.com under the "Contact Us" tab.

Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, TX 75006
Phone: (972) 428-2030 Fax: (469) 342-8205
www.windhavencrossingtownhomes.com