



## **Board of Directors Meeting**

Tuesday, June 14<sup>th</sup>, 2022 at 4:00 p.m.

**Virtual**

**Registration URL**

**<https://attendeegotowebinar.com/register/1077941832248008464>**

**Webinar ID: 635-903-219**

### **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
  - Ashlea Morgan, Assistant Community Association Manager
- Financial Review
  - Approve **25% Assessment Increase for 2022 Assessments**
    - From \$150.00/Mo. or \$1,800/Annually to **\$187.50/Mo. or \$2,250/Annually Effective August 1, 2022**
    - Discuss possible 25% Increase for 2023 Assessments due to increase in HOA required services and repairs
  - Review and Approve April 2022 Monthly Financials
- Old Business
  - Drainage System installed around pool-completed 03/07/22 #1- The slope at the back corner of the pool flooded during heavy or extended rains, carrying debris & thick mud onto the pool deck, motor room & sometimes into the pool itself. The cleanup efforts were tremendous because of the thick mud. When the debris spilled over into the pool, it would take several days or more to drain the pool, get the debris out & refill the pool.
  - Per pool vendor - the pool flooded out at least twice or maybe more when the previous management company was in charge.
  - Pet Waste Pick-up – one time cleanup completed 05/01/22 & to continue monthly & evaluate services as needed.
  - Pet station service increased from once p/w to twice p/w effective 06/01/22

**Essex Association Management, L.P.**

**1512 Crescent Drive, Suite 112**

**Carrollton, TX 75006**

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**[www.windhavencrossingtownhomes.com](http://www.windhavencrossingtownhomes.com)**



**WINDHAVEN  
CROSSING**  
TOWNHOME OWNERS ASSOCIATION

- Pool Contract increased from two (2) services p/w to three (3) services p/w effective 02/01/22.
- Flags at West & East entry replaced
- Gate(s) at pool & playground repaired
- Common/Monument Area mulch approved 05/01/22 & to be completed June 2022
  
- New Business
  - Dead Plant Material & trees – received total quantity count from HOA landscaper along with pricing. Replacements to proceed on time/material/labor/budget/priority basis.
  - Review & discuss further drainage & landscape related issues pending at or around pool area.
  - Trash receptacles never set up at pool area. Established trash service, receptacles scheduled for deliver 06/10/22.
  
- Adjournment

*Virtual 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](http://www.windhavencrossingtownhomes.com) under the "Contact Us" tab.*

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