



Board of Directors Meeting

Thursday, June 8th, 2023, at 4:00 p.m.

Virtual via Teams

[https://teams.microsoft.com/l/meetup-](https://teams.microsoft.com/l/meetup-join/19%3ameeting_YWMxOTUzNGEtMWZlNy00MzQ2LWExOTgtODcyNDRjYTkzZiZh%40thread.v2/0?context=%7b%22Tid%22%3a%22a39a81c8-9e03-44d1-a64e-1b0e0cd8da49%22%2c%22Oid%22%3a%22e18d9fef-13bd-4f92-bc3f-74c1f7bebf99%22%7d)

[join/19%3ameeting_YWMxOTUzNGEtMWZlNy00MzQ2LWExOTgtODcyNDRjYTkzZiZh%40thread.v2/0?context=%7b%22Tid%22%3a%22a39a81c8-9e03-44d1-a64e-1b0e0cd8da49%22%2c%22Oid%22%3a%22e18d9fef-13bd-4f92-bc3f-74c1f7bebf99%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_YWMxOTUzNGEtMWZlNy00MzQ2LWExOTgtODcyNDRjYTkzZiZh%40thread.v2/0?context=%7b%22Tid%22%3a%22a39a81c8-9e03-44d1-a64e-1b0e0cd8da49%22%2c%22Oid%22%3a%22e18d9fef-13bd-4f92-bc3f-74c1f7bebf99%22%7d)

Meeting ID: 248 717 662 545

Passcode: e797jD

Or call in (audio only)

Phone number: +1 323-433-2148

Phone Conference ID: 508 923 703#

Draft Agenda

- Establish Board Quorum
- Call Meeting to Order
- Introduction of the Board of Directors
 - Brock Babb, President
 - James J. Cousins, 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 April 2023 Monthly Financials
 - Review and Approve 2023 Proposed Budget w/ 10% Increase effective August 1, 2023
 - Assessments From \$215.63/mo. to \$237.19/mo.; \$2,846.28/ Annually
 - Approve \$646.89 one-time Special Assessment effective July 1, 2023.
 - Special Assessment Payment may be made in installments with total due by or before October 31, 2023.
- Review & Approve Amendment to the Design Guidelines
 - Section 1.5 Certain Religious Displays
- Review & Approve Enforcement and Fining Policy
- Review & Approve 1st Amendment to the Bylaws
 - Article III, Section 3.11 Action without Meeting
- Review & Approve 2nd Amendment to DCC&R

Essex Association Management, L.P.

1512 Crescent Drive, Suite 112

Carrollton, TX 75006

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

www.windhavencrossingtownhomes.com



**WINDHAVEN
CROSSING**
TOWNHOME OWNERS ASSOCIATION

- Section 3.2(d) ACC Composition
- Article 3, Section 3.3(b) ACC Decision Appeal
- Article 6, Section 6.3(b)(vi) Insurance Assessments
- Article 9, Section 9.2 Enforcement
- Article 9, Section 9.11 Notice and Hearing
- Article 9, Section 9.14 Security Measures
- Article 9, Section 9.15 Soliciting Bids
- Article 9, Section 9.16 Religious Items
- Article 9, Section 9.17 Animal Waste DNA Testing
- Article 10, Section 10.1 Leasing and Occupancy Restrictions
- Community & Board Updates
- Adjourn

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 under the "Contact Us" tab.

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