

Meeting Agenda Sept 13, 2023, 6:30 PM

You are invited to a Zoom meeting. When: Sep 13, 2023 06:30 PM Central Time (US and Canada)

Register in advance for this meeting:

https://us02web.zoom.us/meeting/register/tZ0ocuygpz0tHNbjQrjkCQd4PjQGl8 gmycAu

After registering, you will receive a confirmation email containing information about joining the meeting.

- Call to order
- Review & Approve:
 - ✓ Minutes of Aug 9, 2023 regular meeting.
 - ✓ Treasurer's Report
 - Financials for Aug including P&L, YTD Budget vs Actual & balance sheet.
 - Update on home YTD sales/closings.
 - Update on leased houses & leasing requests.
 - Update on dues.
- Update on business conducted electronically between meetings.
- Report Updates
 - ✓ Architectural
 - Update on ACC requests
 - Discussion on ACC decisions.
 - ✓ Landscape
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 - ✓ Website
 - Website Comments & Suggestions
- o **Pool**
 - ✓ Repairs/Maintenance
 - Update on facility cameras/security/UPS.
- Old Business
 - ✓ Update on potential meeting/communication with John, developer of phases 3&5. Message from Annie Hepner, P.E who will handle the transition

- 1. Entrance signs to match existing signs on John Wiley
- 2. When will the home construction begin? Expected Build out date?
- 3. Developer/Builder assessments are \$150 year
- 4. Is it possible to change the pool to a splash pad instead of a standard pool?
- 5. When will the pool be built and expected opening? Based on homes sold?
 - a. Current assessments will not cover the cost of another pool until a substantial number of homes are sold in phase 3-5, if the pool is completed early Lennar will need to supplement
- 6. Access compatible with existing,
- 7. Provisions for cameras
- 8. Internet service for cameras
- 9. Equipment room for camera system hardware
- ✓ Update on entry signs.
- ✓ Update on Oncor proposed power line.
- ✓ Update on Amenity charge.
- New Business
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- Adjourn General Meeting and move into Executive Session

NEXT MEETING WED OCT 11TH 6:30PM

- Executive Session
 - ✓ Covenant Violations & Enforcement
 - Discuss and vote on covenant violations and remedies including fines and/or suspension of common area privileges.
 - Discuss results of drive-through, issues reported, & resulting letters of notice if any.
 - ✓ Past Due Accounts
 - Discuss and vote on legal remedies regarding past due accounts up to and including fines, interest, and foreclosure of property.