



THE VILLAGES OF
HURRICANE CREEK
HOMEOWNERS ASSOCIATION

Board of Directors Meeting

Wednesday, October 19th, 2022

At 2:30 p.m.

www.villagesofhurricanecreekhoa.com

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
 - Michael Morgan, Director of Association Services
 - Jon Baskett, Account Manager
 - Essex Support Staff
- Approval of November 3, 2021 Meeting Minutes Page 1
- Financials Page 2-4
 - Approval of 2023 Proposed Budget
- Adoption and Amendments of Policies for SB1588 Page 5
- Adjournment Page 6

November 16, 2021 Meeting Minutes

**The Villages at Hurricane Creek Homeowners Association, Inc.
Board of Directors Meeting
Meeting Minutes
November 16, 2021**

Minutes of the open telephonic meeting of the Board of Directors held on November 16, 2021, at 2:00 p.m. on behalf of The Villages at Hurricane Creek Homeowners Association, Inc., Anna, TX.

1. **Meeting called to order at 2:01p.m.**

2. **Roll Call:**

Board Members Present (Quorum established):

Brock Babb, President
Dustin Warren, Vice President

Essex Present:

Michael Morgan, Director of Association Services
Jon Baskett, Account Manager
Rebecca Reach, Essex Support Services

3. **Financial Review:**

Michael Morgan gave the financial report as follows:

- September 2021 Balance Sheet Report & Income Statement Summary
 - Dustin Warren Motioned to Approve September 2021 financial reports. Brock Babb, Seconded the Motion
- Reviewed 2022 Proposed Budget.
 - Single Family- \$900 per year
 - Dustin Warren Motioned to Approve 2022 Budget. Brock Babb, Seconded the Motion.

4. **Adjournment:**

- Michael Morgan Called for Motion to Adjourn:
- Dustin Warren Motioned to Adjourn. Brock Babb, Seconded the Motion. Motion so Carried.

5. **Meeting Adjourned Open Session at 2:05 p.m.**

Signature of Secretary or Board President

Date

Minutes Scribe: Rebecca Reach, Essex Association Management, L.P.

2023 Proposed Budget Updates

Assessments

- 20% increase
 - From \$900.00 annually to \$540.00 semi-annually

Expenses

- General & Administrative
 - Increase of \$10,300.00 due to printing, management, collections and legal fees.
- Insurance
 - Increase of \$3,500.00 due to the pool and additional common areas.
- Utilities
 - Increase of \$19,800.00 due to the pool and additional common areas.
- Infrastructure and Maintenance
 - Increase of \$23,500.00 due to entrance fountain, pool and additional common areas
- Pool
 - Increase of \$100,500.00 due to pool opening in Spring 2023
- Landscaping
 - Increase of \$97,800.00 to maintenance contract increase of 5%, new amenities & common areas and improved projects.

2023 Proposed Budget

Income			Infrastructure & Maintenance	
4100 - Assessments	380,340.00		6250 - Porter Service	7,000.00
4200 - Late/NSF Fee	375.00		6260 - Electrical Repairs & Maintenance	7,000.00
4250 - Collection Fee Charge	225.00		6264 - Holiday Decoration	10,000.00
4500 - Interest Income	0.00		6272 - Sign Purchase & Repairs	1,000.00
4801 - CAP Fees	90,000.00		6280 - Wall Repairs	5,000.00
Total Income	470,940.00		6290 - Common Area Maint/Cleaning	10,000.00
Total The Villages of Hurricane Creek Income	470,940.00		6510 - Fountain Maintenance	5,520.00
			Total Infrastructure & Maintenance	45,520.00
Expenses			Pool	
8000 - Contingency Fund	1,750.00		6270 - Pool Gate R&M	1,000.00
Total Expenses	1,750.00		6300 - Pool Maintenance Contract	25,000.00
General & Administrative			6310 - Pool Key Setup & Maint	500.00
5100 - Administrative Expenses	780.00		6330 - Pool Supplies	500.00
5101 - Postage	600.00		6340 - Pool R&M non-contract	2,500.00
5104 - Printing and Reproduction	1,250.00		6345 - Pool/Amenity Center Porter Services	7,000.00
5105 - Website Expense	500.00		6350 - Pool Furniture & Fixtures	30,000.00
5109 - Licenses, Permits, & Fees	100.00		6360 - Pool Monitoring Services	30,000.00
5110 - Professional Management	21,130.00		6371 - Pool Phone Emergency	1,000.00
5120 - Collection Fees Billed Back	225.00		6372 - Clubhouse Maintenance & Repairs	3,000.00
5121 - Property Inspections	780.00		Total Pool	100,500.00
5176 - Legal Fees	1,500.00			
5180 - Audit & Accounting	1,500.00		Landscaping	
5181 - Tax Preparation	425.00		6400 - Landscaping (Contract Services)	115,200.00
Total General & Administrative	28,790.00		6402 - Landscape Maint & Imprv (Non Contract)	51,000.00
Taxes			6500 - Irrigation	15,000.00
5203 - Corporate Franchise Tax	0.00		6501 - Water Centric Contract	17,500.00
5204 - Corporate Income Tax	0.00		Total Landscaping	198,700.00
Total Taxes	0.00			
Insurance			Reserves	
5310 - General Liability	6,000.00		6001 - Reserve Contributions	4,000.00
5320 - Directors & Officers Liability	2,500.00		Total Reserves	4,000.00
Total Insurance	8,500.00		Total The Villages of Hurricane Creek Expense	470,940.00
Utilities			Total Association Net Income / (Loss)	0.00
6010 - Electric	3,500.00			
6011 - Electric - Street Lights	10,000.00			
6020 - Water Volume Charge	65,000.00			
6025 - Water Well EQ Charge	4,680.00			
Total Utilities	83,180.00			

Article 10.3.1

Section 10.3 Basis and Amount of Annual Assessments.

10.3.1 The Board of Directors may fix the annual assessment at any amount equal to or less than the maximum annual assessment for that year, as herein below provided. The annual assessment for each Lot beginning with fiscal year 2020 shall be **Nine Hundred and No/100 Dollars (\$900.00)**. Commencing with the recording of this Declaration and each year thereafter, the Board of Directors may set the amount of the maximum annual assessment (the “maintenance assessment”) for that year and for following years for each Lot based upon the budgetary and other known or presumed expenses and needs of the Association. **Notwithstanding, the maximum annual maintenance assessment may not be increased more than fifty percent (50%) above the maximum annual maintenance assessment for the previous year without a vote of the membership taken in accordance with the provisions of Section 10.3.2.** Should a shortfall (“deficiency”) in the operating budget occur at any time during the course of a fiscal year, the Board may increase the annual maintenance assessment up to twenty-five percent (25%) without consent or joinder of any Member, but only after the Board has announced the increase in an open Board meeting and the proper notice is issued. A minimum ten (10) day notice of increase during the course of a fiscal year to cover a deficiency or shortfall shall be required prior to taking effect. Increases levied for shortfalls during the course of a fiscal year are separate from increases for the maintenance assessment referenced above.

Adopting and Amending of Policies for SB1588

Amending

- Payment Plan Policy
- Collection Policy
- Email Registration Policy

Adopting

- Pandemic Policy
- Security Measures Policy
- Lightning Rod Policy
- Statutory Notice Policy
- Community Wide Standard Policy
- Generator Policy

Adjournment



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