



THE VILLAGES OF
HURRICANE CREEK
HOMEOWNERS ASSOCIATION

Board of Directors Meeting

Tuesday, March 7, 2023

At 2:00 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 October 19, 2022, Meeting Minutes** **Page 1**
- **Community Updates** **Page 2**
 - **The Declarant, exercising its Declarant rights, will be annexing in Villages of Hurricane Creek North into Villages of Hurricane Creek Homeowners Association**
- **Adjournment** **Page 3**

October 19, 2022, Meeting Minutes

**The Villages at Hurricane Creek Homeowners Association, Inc.
Board of Directors Meeting
Meeting Minutes
October 19, 2022**

Minutes of the open telephonic meeting of the Board of Directors held on October 19, 2022, at 2:30 p.m. on behalf of The Villages at Hurricane Creek Homeowners Association, Inc., Anna, TX.

1. Meeting called to order at 2:32p.m.

2. Roll Call:

Board Members Present (Quorum established):

Dustin Warren, Vice President
Victor Tannous, Secretary

Essex Present:

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

3. Financial Review:

Michael Morgan reviewed the 2023 Proposed Budget:

- Reviewed 2023 Proposed Budget with a 20% increase in assessments and change billing from annually to semi-annually.
 - Single Family- \$540.00 semi-annually
 - Dustin Warren Motioned to Approve 2023 Budget with a 20% increase in assessments and changing billing from annually to semi-annually. Victor Tannous, Seconded the Motion.

4. Adopting and Amending of Policies for SB1588

- Dustin Warren motioned to adopt and amend the following policies for SB1588. Victor Tannous, Seconded the Motion.
 - Amend
 - Payment Plan Policy
 - Collection Policy
 - Email Registration Policy
 - Adopt
 - Pandemic Policy
 - Security Measures Policy
 - Lightning Rod Policy
 - Statutory Notice Policy
 - Community Wide Standard Policy
 - Generator Policy

5. Adjournment:

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

6. Meeting Adjourned at 2:37 p.m.

Signature of Secretary or Board President

Date

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

Community Updates

Exhibit B from the Covenants, Conditions & Restrictions

B.7. Declarant's Right to Annex Adjacent Property. Declarant hereby reserves for itself and its affiliates and/or any of their respective successors and assigns the right to annex any real property in the vicinity of the Property (the "Property Subject to Annexation") into the scheme of this Declaration as provided in this Declaration. Notwithstanding anything herein or otherwise to the contrary, Declarant and/or such affiliates, successors and/or assigns, subject to annexation of same into the real property, shall have the exclusive unilateral right, privilege and option (but never an obligation), from time to time, for as long as Declarant owns any portion of the Property or Property Subject to Annexation, to annex (a) all or any portion of the Property Subject to Annexation owned by Declarant, and (b) subject to the provisions of this Declaration and the jurisdiction of the Association, any additional property located adjacent to or in the immediate vicinity of the Property (collectively, the "Annexed Land"), by filing in the Official Public Records of Collin County, Texas, a Supplemental Declaration expressly annexing any such Annexed Land. Such Supplemental Declaration shall not require the vote of the Owners, the Members of the Association, or approval by the Board or other action of the Association or any other Person, subject to the prior annexation of such Annexed Land into the real property. Any such annexation shall be effective upon the filing of such Supplemental Declaration in the Official Public Records of Collin County, Texas (with consent of Owner(s) of the Annexed Land, if not Declarant). Declarant shall also have the unilateral right to transfer to any successor Declarant, Declarant's right, privilege and option to annex Annexed Land, provided that such successor Declarant shall be the developer of at least a portion of the Annexed Land and shall be expressly designated by Declarant in writing to be the successor or assignee to all or any part of Declarant's rights hereunder.

Adjournment



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