



Board of Directors Meeting

Tuesday, November 29, 2022, at 2:30p.m.

Virtual Via Zoom

<https://us02web.zoom.us/j/89474081339?pwd=ZDUxN05MeURzaUFNNmNtbWRaRXRLQT09>

Meeting ID: 894 7408 1339

Passcode: 682054

Draft - Agenda

- Establish Board Quorum
- Call Meeting to Order
- Introduction of the Board of Directors
 - Brock Babb, President
 - Dustin Warren, Vice President
 - Ronald Corcoran, Secretary
- Introduction of Essex Association Management, L.P. Representatives
 - Cinnamon Anderson, Sr. Community Association Manager
 - Crissy Ketchersid, Assistant Association Manager
- Approval of November 11, 2021, Board Meeting Minutes
- Board Review & Approve Promulgate new policies to comply with SB1588
 - Adopt or amend certain policies on behalf of the Association to comply with local House Bills and Texas State Legislature passed in September 2021 (often referred to as “SB1588”).
 - The passing of the House Bills and Legislative laws affected several governing rules for Associations across the State of Texas and made the adoption of new policies and/or the amendment of existing policies mandatory. Some areas affected were installation and use of generators, Email Registration requirements for Owners, Pandemic guidelines, Security Measures including Swimming Pool Enclosures and Security Fencing as well as Drones and Unmanned Aircraft.
 - Amend- RECORDS PRODUCTION, COPYING, AND RETENTION POLICY
 - Amend- Collection policy
 - Amend- Alternative Payment Schedule Policy
 - Amend- Notice and Hearing, Schedule of Fines
 - Amend- E-mail Registration Policy

Essex Association Management, L.P.

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- Amend- Generator Policy
 - Adopt- Drones and Unmanned Aircraft Policy
 - Adopt- Security Measures Policy
 - Adopt Community Wide Standard Policy
- Financial Review
 - Review & Approve September 2022 monthly financials
 - Current assessment rate is not sufficient to cover recurring expenses of the Association. The Board has found it necessary to increase the current assessment rate for single family and townhomes 25% from the current assessment rate effective January 1, 2023.
 - **Per Article 9, Section 9.4.1., Regular Assessments:** If during the year the Board determines the assessments are insufficient to cover the estimated common expenses for the remainder of the year, the Board may increase regular assessment up to 25% without a vote of the Owners.
 - Review and Approve 2023 Proposed Budget with 25% Increase Effective January 1, 2023.
 - Single Family Home Assessment to increase from \$976.25 to \$1,220 Annually
 - Townhome Assessments to increase from \$2343.72 to \$2,929.56 Annually
 - Townhome Assessments \$244.13 monthly effective January 1, 2023
 - An official statement will be sent to all homeowners.
 - Adjourn Meeting

****Telephonic 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.villagesofprairiecommonshoa.com under the "Contact Us" tab.****