



Annual Election Meeting

Frisco Preston Hills HOA

MEETING CONDUCT

- Meeting will be conducted in an orderly manner
- One speaker at a time
- Questions must relate to agenda items only
- Thank you for attending!



All microphones will remain muted during the meeting.



The meeting will be facilitated by the managing agent.



Please remember this meeting is limited to agenda items only.



Attendees are expected to conduct themselves respectfully and appropriately.



No Disruptions; disruptive participants will be muted.



Let's Make This a Smooth & Respectful Meeting!

Agenda

- Establish Quorum (20%)
- Call meeting To Order
- Proof of Notice and Explaining Meeting Structure and Process
- Introduction of Board of Directors
 - Ravi Commuri, President
 - Kamlesh, Vice President
 - Anyil Perez, Secretary
- Introduction of Essex Association Management, LP. Representatives
 - Cinnamon Anderson, Sr. Association Manager
 - Kennedy Middlebrooks, Assistant Association manager
 - Xandrea Rhodes, Administrative Assistant
- Review and Approval of Meeting Minutes
 - Review and Approve the 2023 Annual Election Meeting Minutes
- Financial Review
 - 2024 Year End Balance Sheet and Income Statement Summary
 - April 2025 Balance Sheet & Income Statement
- Other Reports
 - Compliance/ACC & Web Submissions
- Community Updates
- Election Results
 - Introduction of Candidates
 - Announce the three (3) persons elected by ballot/proxy
- Adjournment
- Q&A (Open Forum) - Written Questions & Agenda Items only will be addressed due to time constraints.

Virtual Annual Election Meeting Minutes

Thursday, June 15, 2023

6:00 pm – 7:00 pm

Review the 2023 Annual Election Meeting Minutes

- Board please review and Approve.

- Establish Quorum (10%)
- Call Meeting to Order 6:07 pm (motion by Anyil Perez, seconded by Alan Wagner)
- Proof of Notice and Explanation of Meeting Structure and Process
- Introduction of Essex Association Management, L. P. Representatives
 - Dwyann Dalrymple, Community Association Manager
 - Lori Dalrymple, Essex Ombuds Support
- Election Results
 - Dwyann Dalrymple went over the election results
 - Ravi Commuri, Chalasani Kamlesh, and Anyil Perez elected to the first homeowner Board of Directors for Frisco Preston Hills
 - Order of most votes received were Ravi Commuri, Chalasani Kamlesh, Anyil Perez
- Financial Review
 - 2022 Year End Income Statement Summary – Lori Dalrymple presented the 2022 year end income statement, detailing what the various line items contained. The community had taken in \$29,000+ more income than budgeted. Extraordinary expenses such as the pool pump going out and needing replacing and winter freezes causing irrigation leaks and damages.
 - April 2023 Balance Sheet Report – Lori Dalrymple went over the April 2023 Balance Sheet report. Transfer to a new operating account, with \$16,020.19 in Reserves. Notes payable of \$48,958.50. Total Liability and Owner Equity is \$198,199.99 for a healthy community.
- Compliance Report – Dwyann Dalrymple went over the Compliance Report from January 1 thru April 30th. 181 total violations and 34 ACC requests received in that time period.
- Web Submission Report – Dwyann Dalrymple went over the Web Submission report. Total of 23 web submissions from January 1 thru April 30ths.
- Meeting Adjourned at 6:46 pm . (Motion by Anyil Perez, Seconded by Alan Wagner)

Action Items

- Set up board training for newly elected board members
- Inform newly elected board members of Board offices
- Set up Contact us page with new board members

Responsible

Dwyann Dalrymple
Dwyann Dalrymple
Dwyann Dalrymple

Minutes by Dwyann Dalrymple

Balance Sheet Report
Frisco Preston Hills Homeowners Association, Inc.
As of December 31, 2024

	<u>Balance Dec 31, 2024</u>	<u>Balance Nov 30, 2024</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1001 - CIT Bank (NEW) Operating Account	100,855.38	55,808.94	45,046.44
1011 - CIT Bank Reserves Money Market	41,426.91	28,786.53	12,640.38
Total Assets	142,282.29	84,595.47	57,686.82
Receivables			
1400 - Accounts Receivable	3,416.52	3,911.42	(494.90)
Total Receivables	3,416.52	3,911.42	(494.90)
Total Assets	145,698.81	88,506.89	57,191.92
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	14,540.39	9,319.16	5,221.23
2050 - Prepaid Assessments	70,584.72	5,394.20	65,190.52
2200 - Notes Payable	48,958.50	48,958.50	0.00
Total Liabilities	134,083.61	63,671.86	70,411.75
Total Liabilities	134,083.61	63,671.86	70,411.75
<u>Owners' Equity</u>			
Equity			
3000 - Opening Bal Equity	12,635.50	12,635.50	0.00

December 2024 Year End Balance Sheet

Balance Sheet Report
Frisco Preston Hills Homeowners Association, Inc.
As of December 31, 2024

	<u>Balance Dec 31, 2024</u>	<u>Balance Nov 30, 2024</u>	<u>Change</u>
<u>Owners' Equity</u>			
Equity			
3900 - Retained Earnings	6,786.23	(5,848.77)	12,635.00
Total Equity	<u>19,421.73</u>	<u>6,786.73</u>	<u>12,635.00</u>
Total Owners' Equity	<u>19,421.73</u>	<u>6,786.73</u>	<u>12,635.00</u>
 Net Income / (Loss)	 <u>(7,806.53)</u>	 <u>18,048.30</u>	 <u>(25,854.83)</u>
Total Liabilities and Equity	<u>145,698.81</u>	<u>88,506.89</u>	<u>57,191.92</u>

December 2024 Year End Balance Sheet Cont.

December 2024 Year End Income Statement Summary

Income Statement Summary Frisco Preston Hills Homeowners Association, Inc. December 01, 2024 thru December 31, 2024

	Current Period			Year to Date (12 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	433.20	103.00	330.20	162,958.51	165,987.50	(3,028.99)	165,987.50
Total Income	433.20	103.00	330.20	162,958.51	165,987.50	(3,028.99)	165,987.50
Total General & Administrative	1,781.79	1,552.00	229.79	22,744.06	21,080.00	1,664.06	21,080.00
Total Taxes	0.00	18.00	(18.00)	812.26	220.00	592.26	220.00
Total Insurance	0.00	0.00	0.00	7,481.00	5,176.00	2,305.00	5,176.00
Total Utilities	1,882.96	1,465.00	417.96	29,315.24	17,580.00	11,735.24	17,580.00
Total Infrastructure & Maintenance	330.16	3,633.00	(3,302.84)	18,030.43	18,596.00	(565.57)	18,596.00
Total Pool	5,172.54	2,245.00	2,927.54	24,910.62	26,940.00	(2,029.38)	26,940.00
Total Landscaping	4,485.58	4,730.00	(244.42)	52,976.96	58,760.00	(5,783.04)	58,760.00
Total Irrigation Maintenance	0.00	0.00	0.00	1,859.47	5,000.00	(3,140.53)	5,000.00
Total Reserves	12,635.00	12,635.50	(0.50)	12,635.00	12,635.50	(0.50)	12,635.50
Total Expense	26,288.03	26,278.50	9.53	170,765.04	165,987.50	4,777.54	165,987.50
Net Income / (Loss)	(25,854.83)	(26,175.50)	320.67	(7,806.53)	0.00	(7,806.53)	0.00

Balance Sheet Report
Frisco Preston Hills Homeowners Association, Inc.
As of April 30, 2025

	<u>Balance Apr 30, 2025</u>	<u>Balance Mar 31, 2025</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1001 - CIT Bank (NEW) Operating Account	144,116.79	146,142.64	(2,025.85)
1011 - CIT Bank Reserves Money Market	41,452.04	41,446.25	5.79
Total Assets	<u>185,568.83</u>	<u>187,588.89</u>	<u>(2,020.06)</u>
Receivables			
1400 - Accounts Receivable	(7,542.24)	12,022.29	(19,564.53)
Total Receivables	<u>(7,542.24)</u>	<u>12,022.29</u>	<u>(19,564.53)</u>
Total Assets	<u>178,026.59</u>	<u>199,611.18</u>	<u>(21,584.59)</u>
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	14,832.84	2,786.60	12,046.24
2050 - Prepaid Assessments	0.00	9,506.42	(9,506.42)
2200 - Notes Payable	48,958.50	48,958.50	0.00
Total Liabilities	<u>63,791.34</u>	<u>61,251.52</u>	<u>2,539.82</u>
Total Liabilities	<u>63,791.34</u>	<u>61,251.52</u>	<u>2,539.82</u>
<u>Owners' Equity</u>			
Equity			
3000 - Opening Bal Equity	12,635.50	12,635.50	0.00

April 2025 Balance

Balance Sheet Report
Frisco Preston Hills Homeowners Association, Inc.
As of April 30, 2025

	<u>Balance Apr 30, 2025</u>	<u>Balance Mar 31, 2025</u>	<u>Change</u>
<u>Owners' Equity</u>			
Equity			
3900 - Retained Earnings	(1,020.30)	(1,020.30)	0.00
Total Equity	<u>11,615.20</u>	<u>11,615.20</u>	<u>0.00</u>
Total Owners' Equity	<u>11,615.20</u>	<u>11,615.20</u>	<u>0.00</u>
 Net Income / (Loss)	 <u>102,620.05</u>	 <u>126,744.46</u>	 <u>(24,124.41)</u>
Total Liabilities and Equity	<u><u>178,026.59</u></u>	<u><u>199,611.18</u></u>	<u><u>(21,584.59)</u></u>

April 2025 Balance Sheet Cont.

April 2025 Income Statement Summary

Income Statement Summary Frisco Preston Hills Homeowners Association, Inc. April 01, 2025 thru April 30, 2025

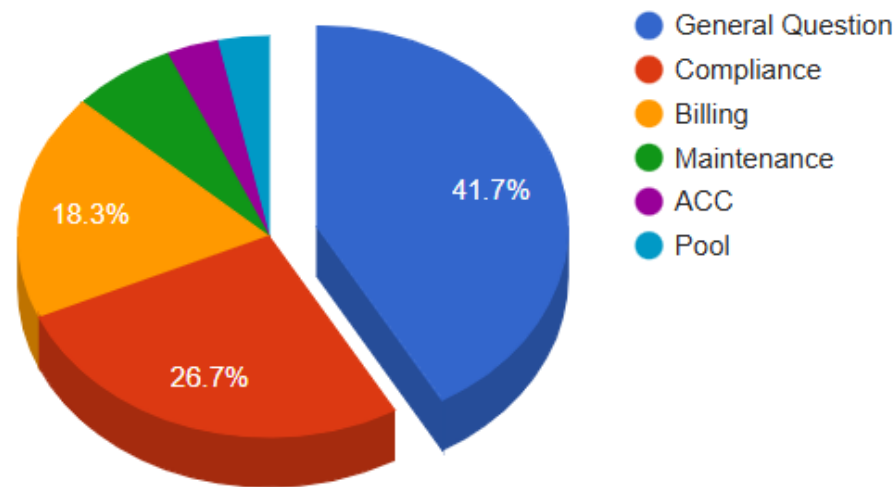
	Current Period			Year to Date (4 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	466.81	111.00	355.81	162,766.02	175,522.95	(12,756.93)	177,322.95
Total Income	466.81	111.00	355.81	162,766.02	175,522.95	(12,756.93)	177,322.95
Total General & Administrative	1,981.60	2,837.00	(855.40)	9,119.61	12,710.00	(3,590.39)	28,010.00
Total Taxes	0.00	70.84	(70.84)	0.00	283.36	(283.36)	850.00
Total Insurance	0.00	0.00	0.00	0.00	0.00	0.00	7,481.00
Total Utilities	561.56	2,359.00	(1,797.44)	5,041.63	9,435.00	(4,393.37)	28,304.00
Total Infrastructure & Maintenance	14,691.08	1,048.31	13,642.77	21,374.94	4,989.62	16,385.32	14,564.24
Total Pool	1,496.40	2,767.00	(1,270.60)	4,922.21	13,408.26	(8,486.05)	35,544.35
Total Landscaping	5,860.58	4,886.00	974.58	18,942.32	18,494.00	448.32	54,832.00
Total Irrigation Maintenance	0.00	400.00	(400.00)	745.26	400.00	345.26	2,000.00
Total Reserves	0.00	0.00	0.00	0.00	0.00	0.00	5,737.36
Total Expense	24,591.22	14,368.15	10,223.07	60,145.97	59,720.24	425.73	177,322.95
Net Income / (Loss)	(24,124.41)	(14,257.15)	(9,867.26)	102,620.05	115,802.71	(13,182.66)	0.00

Web Submission Reports

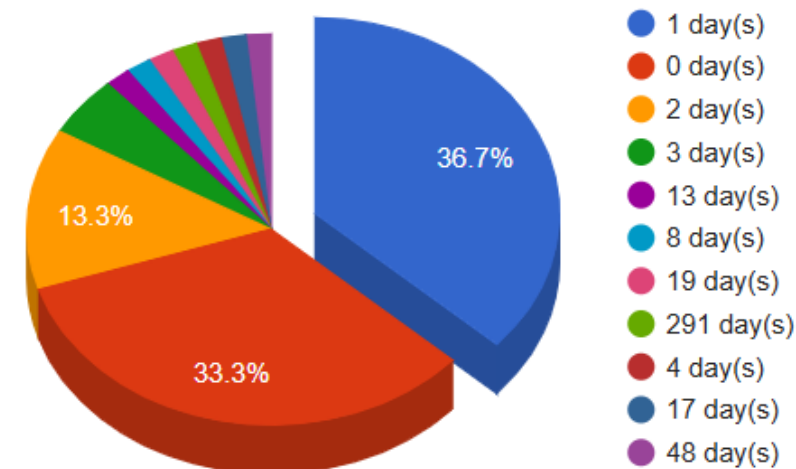
Community Charts from 01/01/24 - 12/31/24

Total Number of Submissions: 60

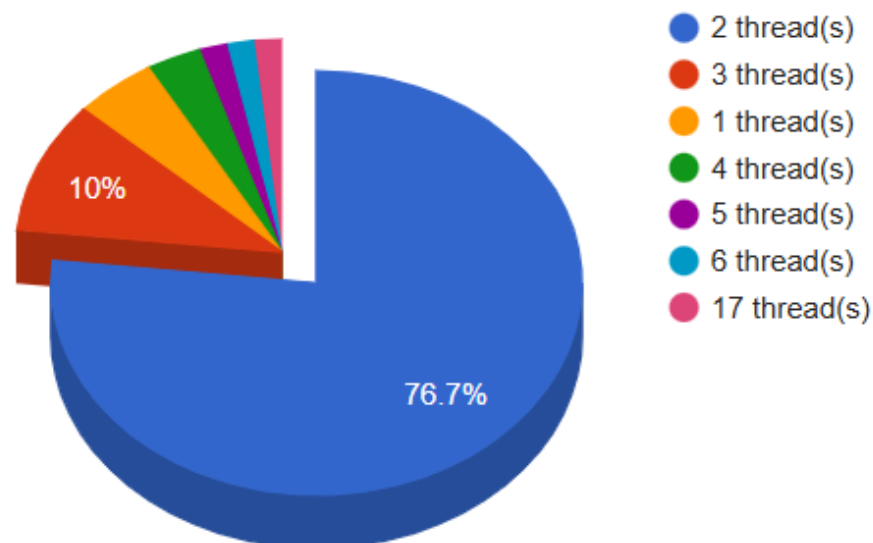
Submissions by Category



Statistics by Age



Statistics by Conversation Thread



Statistics by:

Category Data

Selection	Count
General Question	25
Compliance	16
Billing	11
Maintenance	4
ACC	2
Pool	2

Age Data

Aged	Count
0 day(s)	140
1 day(s)	154
13 day(s)	7
17 day(s)	7
19 day(s)	7
2 day(s)	56
291 day(s)	7
3 day(s)	21
4 day(s)	7
48 day(s)	7
8 day(s)	7

Conversation Thread

Threads	Count
1 thread(s)	3
17 thread(s)	1
2 thread(s)	46
3 thread(s)	6
4 thread(s)	2
5 thread(s)	1
6 thread(s)	1

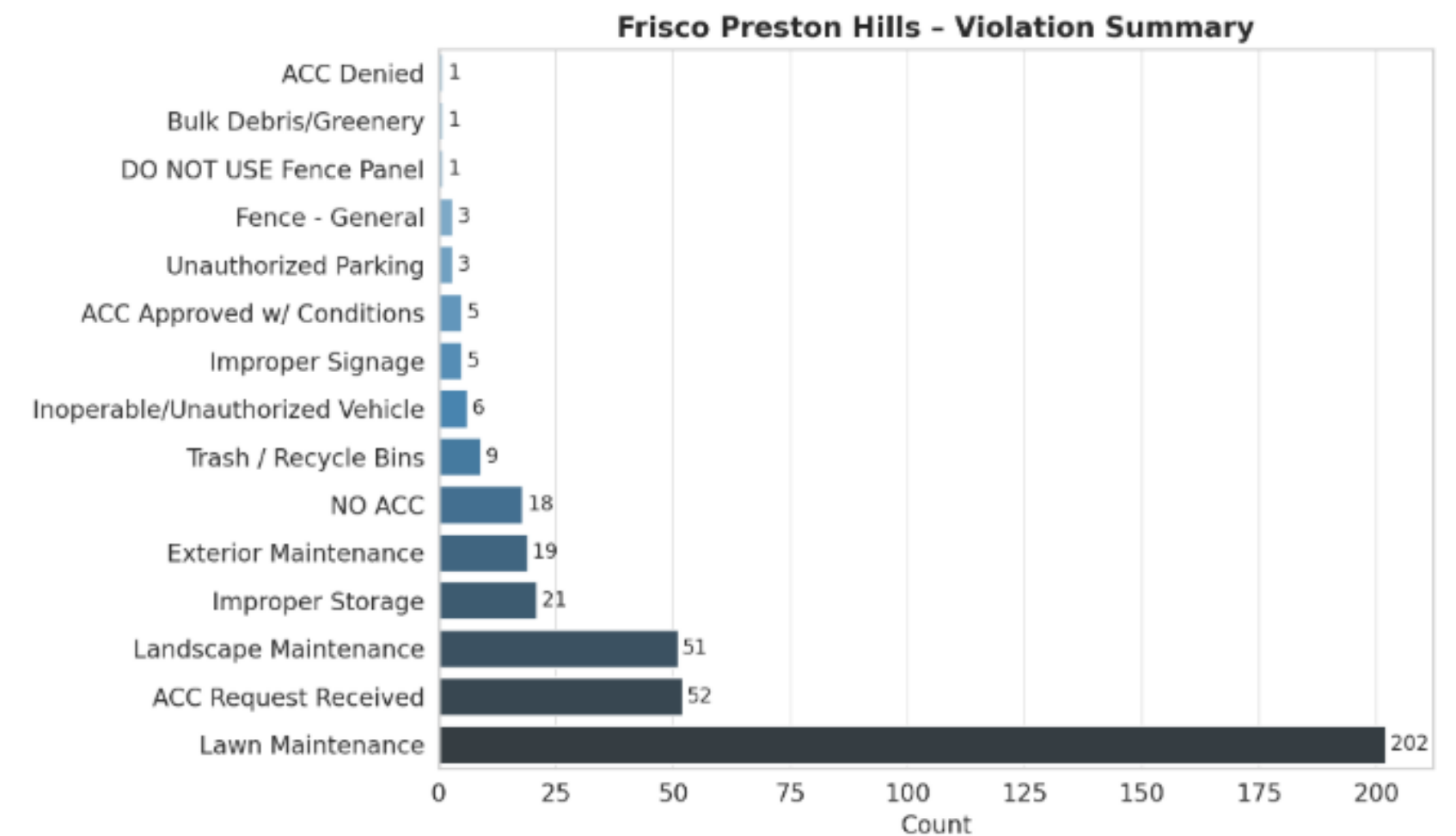
Submission Group

Entity	Count
a homeowner	60

Compliance/ACC Reports

Community Charts from 01/01/24 - 12/31/24

Violation Type	Count
ACC Denied	1
Bulk Debris/Greenery	1
DO NOT USE Fence Panel	1
Fence - General	3
Unauthorized Parking	3
ACC Approved w/ Conditions	5
Improper Signage	5
Inoperable/Unauthorized Vehicle	6
Trash / Recycle Bins	9
NO ACC	18
Exterior Maintenance	19
Improper Storage	21
Landscape Maintenance	51
ACC Request Received	52
Lawn Maintenance	202
Total	397

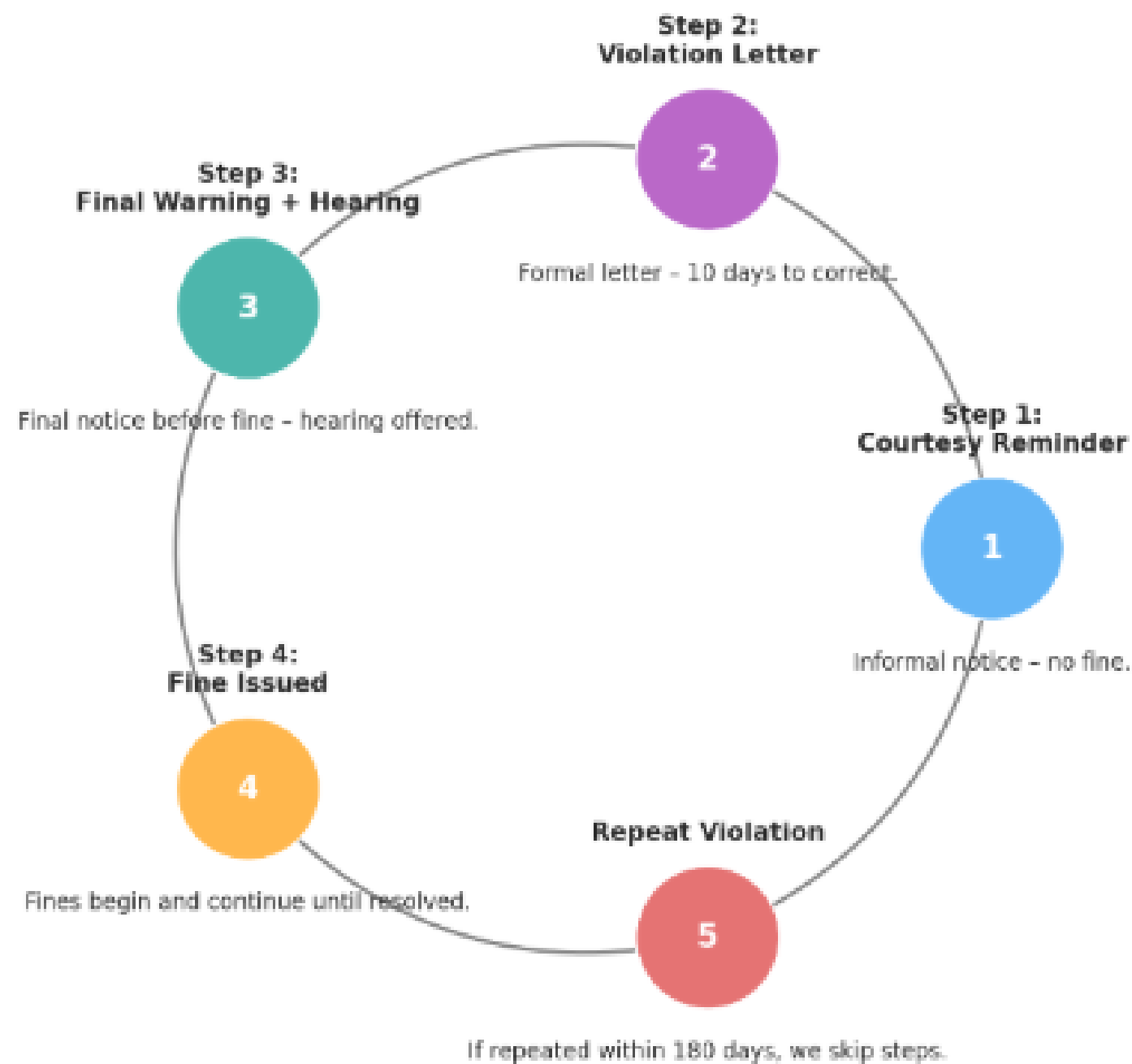


Notice and Fining Process

How are violations assessed?

Notice & Fining Process

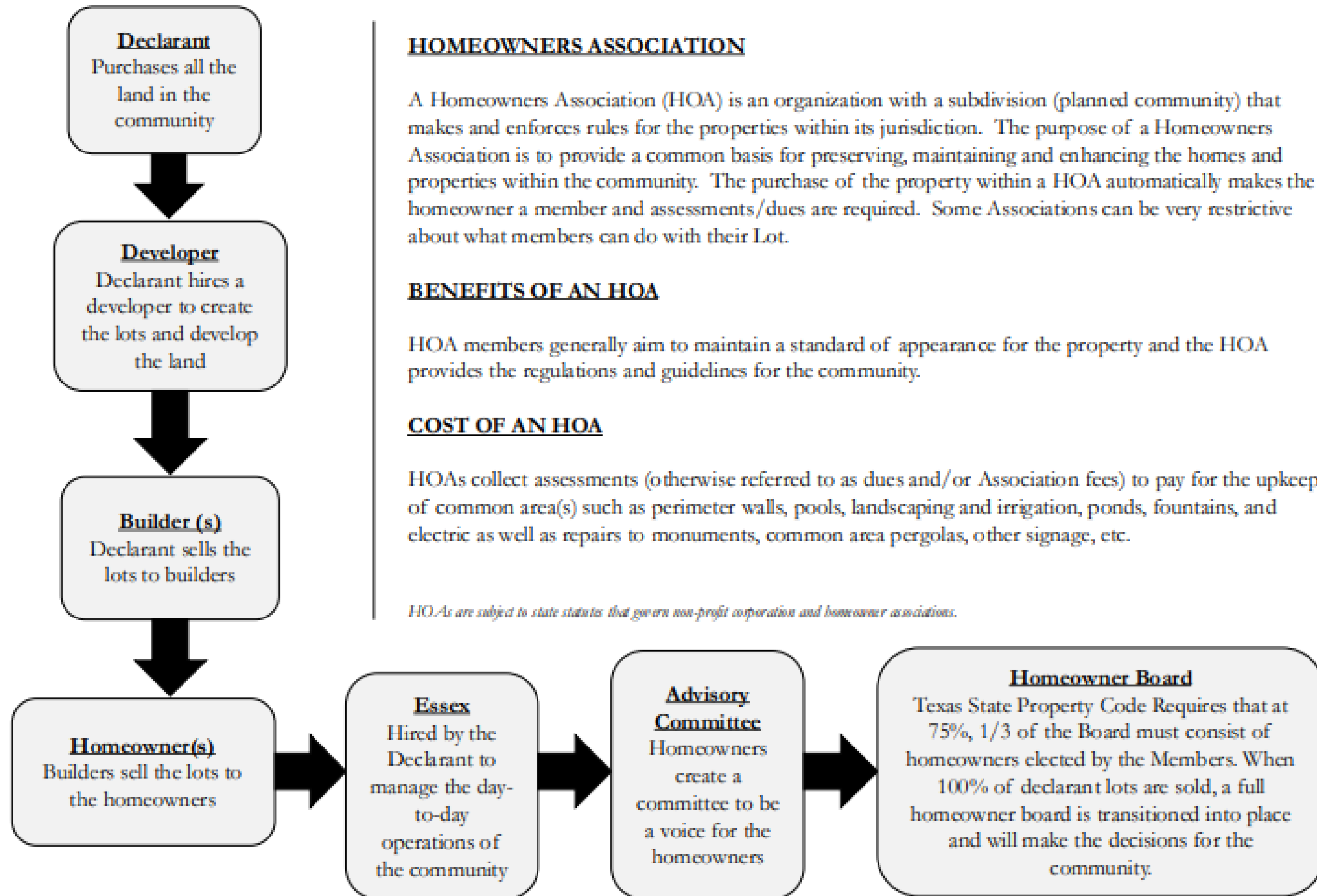
- Inspections conducted twice monthly
- Step 1: Courtesy Notice – Informal reminder; no fine
- Step 2: Violation Notice – Formal notice referencing policy – 10 days to cure
- Step 3: Final Notice / Fine Warning – Includes required PC 209.006 language – Offers hearing opportunity – 10-day cure period
- Step 4: Fine Notice Issued – Fines begin and continue until corrected
- Repeat Violations within 180 Days – Escalate automatically to next step (no reset)



Community Updates

What have you wanted in
your community?

- ◆ Pool Repairs Completed and Pool Opened
- ◆ Obtained City Approval For Pool and Fence Improvements
- ◆ Elected New Board
- ◆ Re Negotiated Pool Repair Costs for community benefit
- ◆ repaired mainline leak
- ◆ Holiday flags installed
- ◆ Replaced Toilet in Male Pool Bathroom
- ◆ Ordered for additional services of pest control with no additional fees incurred.



Candidates

Each Candidate is Allowed
2-3 Minutes to Speak

Gopi Mididoddi

Prasanth Patnana

Ramarao Soodireddy

Sachin Chaushari

Sean Gilliland

Stevel Lee

Craig Camp

Dhimant Ruparelia

Abhishek Nema

Election Results

Congratulations to your
newly elected Board
Members!



**Dhimant
Ruparella**

60 Votes - 3 Year term



Abhishek Nema

58 Votes - 2 Year Term



**Sachin
Chaudhari**

53 Votes - 2 Year Term

Meeting
Adjourned!



Q&A

Please Post Your Questions In the Chat



Only Questions pertaining to agenda items will be answered.



If there are private matters you wish to discuss, please send an email to CAManagement@essexhoa.com



Any questions that are not answered in this meeting will be posted in the meeting minutes.



Please be respectful and mindful in the chat.