

LAKE SIDE AT HEATH

Homeowners Association

Virtual Board of Directors Meeting

Wednesday, April 16, 2025, at 6:00 p.m.

Microsoft Teams

[Join the meeting now](#)

Meeting ID: 221 490 816 228 Passcode: ja9si26j

Dial-in by phone

Phone: [+1 323-433-2148](#) Conference ID: 497 007 733#

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Agenda

- Establish Board Quorum
- Call Meeting to Order
- Introduction of the Board of Directors
 - Janet Sebile, President
 - David Simonton, Secretary
 - Evan Jost, Treasurer
- Introduction of Essex Association Management, L.P. Representatives
 - Dean McSherry, Sr. Association Manager
 - Victor Corcoran, Assistant Association Manager
 - Gabi Ondziel, Administrative Assistant
 - Essex Support Staff
- Approval of November 2024 Board Meeting Minutes
- Financial Review
 - February 2025 Balance Sheet & Income Statement Summary
- Community Updates
 - Old Business
 - New Business
- Adjourn Open Session
- Executive Session
 - Delinquency Review
 - Ratify Fee Waivers
 - Acknowledgement of Fines and/or Self-Helps
 - Compliance Overview
- Adjourn Executive Session

November 2024 BOD Meeting Minutes Approval

Board of Directors Meeting Minutes Lakeside at Heath Community Association, Inc.

11.06.2024

| Name | Title | Present |
|------------------|-----------|---------|
| Janet Sebile | President | Y |
| David Simonton | Secretary | Y |
| Deborah Pargmann | Treasurer | Y |

Present from Essex Association Management, L.P.:

Dean McSherry, Community Association Manager
Victor Corcoran, Assistant Manager
Essex Support Staff

Meeting Type and Location:

Board of Directors
Virtual Meeting
November 06, 2024 @ 6:00 pm

Meeting called to order at 6:02 pm.

Introductions: Dean McSherry gave introductions to the Board of Directors and Essex Association Representatives.

Approval of June 2024 Board Budget Meeting Minutes:

Dean called for motion to approve, David motioned to approve and Deborah Seconded motion with all in favor, motion so carried.

Financial Review:

Dean reviewed the September 2024 Balance Sheet Report and Income Statement Summary explaining what each line item consists of and any significant variances. With no questions from Board, Financials approved. David motioned to approve and Deborah Seconded, with majority in favor motioned so carried

2025 Budget Approval:

Janet motioned to approved seconded by Deborah with majority in favor motioned so carried

- Budget approved with 10% Increase in Assessment. Starting January 2025
- Increase cap fee from \$250 to \$300 (will create BOD Resolution)

Board & Community Updates:

Dean reviewed and discussed the following **Completed Projects** to include:

- Pool closing inspection
- Revised compliance monitoring frequency and change in assigned driver

- Board resolution establishing a reduced number of trees required for residents.

Dean reviewed and discussed the following **Projects in Progress** to include:

- Soliciting bids for 2025 pool season monitoring services
- Pool area repairs and improvements
- Repairs and improvements to the entrance monuments at 740 & Travis Ranch Blvd.
- Camella Pond improvements to address water drainage issues and prevent high water levels.

Note:

- **HOA Treasurer Position:** Deborah's term as HOA Treasurer has ended, and an election will be held in December 2024 for her replacement. Dean encouraged interested residents to consider running.
- **Pool Policy Question:** A homeowner asked about allowing drinks at the pool and reviewing the monitoring company's policies. Dean noted this would require a BOD resolution and will be discussed further.

With no other business to discuss, motion to adjourn Open Session 6:30pm.

David motioned to adjourn, and Janet seconded motion with majority in favor motion so carried.

Executive session initiated at 6:33pm

Delinquency Review & Vote:

The Board reviewed the Delinquent accounts needing motion to approve next steps on the account presented for Assessment Lien, and Attorney Demand Letter.

- Janet motioned to approve moving forward with next steps, David seconded the motion, with majority in favor motion so carried.

Note: BOD informed Dean that **Account #1417087** cannot pay the assessment lien due to the account holder's passing. David noted that the property has since been sold. Janet proposed contacting the current property owner for payment and suggested reaching out to the realtor to obtain the new owner's information. She will provide these details to us.

Ratification of Email Votes – Waiver Requests

- Dean explained Ratification of E-mail Votes-Waiver Request / None to Review

Acknowledgement of Compliance Fees/Fines

November 2024 BOD Meeting Minutes Approval

David motioned to acknowledge and approve next steps on violation charge amounts presented. Janet seconded motion, with majority approval motion so carried.

Compliance Overview & Fining Policy

The total number of violations (898) with the date range being from January 1st, 2024, to November 1st, 2024. The top three (3) violations; Lawn Maintenance with (432), Trash/ Recycling Bins with (209), and Unauthorized Parking (80).

With no other business to discuss motion to adjourn the executive session at 6:47pm, David motioned to adjourn, and Janet seconded motion with all in favor motion so carried.

Action Items:

1. Discuss pool drink policy and monitoring company; BOD resolution required.
2. Contact current owner of Account #1417087 and realtor for new owner details.

Signature of Secretary or Board President Date

Minutes Prepared by: Gabi Ondziel, Essex Association Management, L.P., On behalf of Lakeside at Heath Community Association, Inc.

February 2025 Balance Sheet

Balance Sheet Report Lakeside at Heath Homeowners Association, Inc. As of February 28, 2025

| | <u>Balance Feb 28, 2025</u> | <u>Balance Jan 31, 2025</u> | <u>Change</u> |
|-------------------------------------|---------------------------------|---------------------------------|--------------------|
| <u>Assets</u> | | | |
| Assets | | | |
| 1010 - CIT Bank Operating Account | 185,953.46 | 174,227.93 | 11,725.53 |
| 1011 - CIT Bank Reserve Account | 91,827.45 | 91,562.02 | 265.43 |
| Total Assets | 277,780.91 | 265,789.95 | 11,990.96 |
| Receivables | | | |
| 1400 - Accounts Receivable | 97,481.07 | 121,908.37 | (24,427.30) |
| 1405 - Accounts Receivable - Other | 59,325.00 | 59,325.00 | 0.00 |
| Total Receivables | 156,806.07 | 181,233.37 | (24,427.30) |
| Total Assets | 434,586.98 | 447,023.32 | (12,436.34) |
| <u>Liabilities</u> | | | |
| Liabilities | | | |
| 2000 - Accounts Payable | 3,358.40 | 3,354.05 | 4.35 |
| 2050 - Prepaid Assessments | 2,143.71 | 1,734.21 | 409.50 |
| 2200 - Notes Payable | 79,138.29 | 79,138.29 | 0.00 |
| Total Liabilities | 84,640.40 | 84,226.55 | 413.85 |
| Total Liabilities | 84,640.40 | 84,226.55 | 413.85 |
| <u>Owners' Equity</u> | | | |
| Equity | | | |
| 3900 - Retained Earnings | 117,223.89 | 117,223.89 | 0.00 |
| Total Equity | 117,223.89 | 117,223.89 | 0.00 |
| Total Owners' Equity | 117,223.89 | 117,223.89 | 0.00 |
| Net Income / (Loss) | 232,722.69 | 245,572.88 | (12,850.19) |
| Total Liabilities and Equity | 434,586.98 | 447,023.32 | (12,436.34) |

February 2025 Income Statement Summary

Income Statement Summary Lakeside at Heath Homeowners Association, Inc.

February 01, 2025 thru February 28, 2025

| | Current Period | | | Year to Date (2 months) | | | Annual Budget |
|------------------------------------|----------------|-------------|------------|-------------------------|------------|------------|---------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Total Income | 4,522.61 | 1,772.00 | 2,750.61 | 267,554.65 | 260,983.60 | 6,571.05 | 278,514.60 |
| Total Income | 4,522.61 | 1,772.00 | 2,750.61 | 267,554.65 | 260,983.60 | 6,571.05 | 278,514.60 |
| Total General & Administrative | 4,895.42 | 5,378.00 | (482.58) | 11,087.47 | 8,939.00 | 2,148.47 | 55,450.00 |
| Total Taxes | 2.50 | 16.00 | (13.50) | 83.87 | 33.00 | 50.87 | 200.00 |
| Total Insurance | 0.00 | 886.00 | (886.00) | 629.50 | 1,772.00 | (1,142.50) | 10,629.00 |
| Total Utilities | 1,703.47 | 2,966.00 | (1,262.53) | 3,887.42 | 5,933.00 | (2,045.58) | 35,600.00 |
| Total Infrastructure & Maintenance | 1,608.21 | 1,668.00 | (59.79) | 3,353.35 | 3,337.00 | 16.35 | 23,020.00 |
| Total Pool | 4,962.13 | 2,225.00 | 2,737.13 | 6,477.63 | 10,839.00 | (4,361.37) | 79,526.00 |
| Total Landscaping | 4,201.07 | 4,094.00 | 107.07 | 9,312.72 | 8,188.00 | 1,124.72 | 53,628.00 |
| Total Reserves | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 20,461.60 |
| Total Expense | 17,372.80 | 17,233.00 | 139.80 | 34,831.96 | 39,041.00 | (4,209.04) | 278,514.60 |
| Net Income / (Loss) | (12,850.19) | (15,461.00) | 2,610.81 | 232,722.69 | 221,942.60 | 10,780.09 | 0.00 |

Community Updates Quarter 1

2025 Q1

- Elected New Board Member
- Updated Pool Access System
- Community Events

In Progress

- Transition to New Pool Monitoring Company
- Bidding Out Landscaping Services for the Community
- Street Light Inspection
- Pool Season Preparations & Clean up
- Spring Landscaping Enhancements

Community Updates / New Business

New Business

Motion from the board to have 3 of 4 notes from DR Horton written off as 4- year period lapsed. These notes include:

- Batch 340865 – 08/20/2019 - \$14,642.55
- Batch 340950 – 08/22/2019 - \$22,115.60
- Batch 345636 – 09/22/2019 - \$25,655.14

Total Write-off Amount: \$62,413.29

GL Account Analysis Lakeside at Heath Homeowners Association, Inc. From March 01, 2015 To April 30, 2025

| Date | Batch | Source | Project | Description | Reference | Amount |
|-----------------------------|--------|--------|-------------------------|-----------------|--------------|--|
| Liabilities | | | | | | |
| 2200 - Notes Payable | | | | | | |
| 03/04/2019 | 306085 | SJ | Standard Journal Entry. | DR Horton | Ck# 886227 | Opening Balance: 0.00 (14,438.96) |
| | | | | | | Total March, 2019: (14,438.96) |
| 08/20/2019 | 340050 | SJ | Standard Journal Entry. | DR Horton | Ck #961475 | (23,118.90) |
| | | | | | | Total August, 2019: (23,118.90) |
| 09/23/2019 | 345369 | SJ | Standard Journal Entry. | DR Horton | Ck #975588 | (24,855.43) |
| | | | | | | Total September, 2019: (24,855.43) |
| 10/21/2021 | 501224 | SJ | Standard Journal Entry. | Deficit funding | ck # 1383594 | (16,725.00) |
| | | | | | | Total October, 2021: (16,725.00) |
| | | | | | | Ending Balance 2200 - Notes Payable: (79,138.29) |

LAKESTIDE AT HEATH

Homeowners Association

Office Information

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Thanks for

ATTENDING!

Until next time!

