

LAKE SIDE AT HEATH

Homeowners Association

Q2 Virtual Board of Directors Meeting

Tuesday, July 29th, 2025, at 6:00 p.m.

Virtual Microsoft Teams

[Click here to join the meeting](#)

Meeting ID: 220 189 017 762 Passcode: Jm3vz6Eo

Call In Option (Audio Only)

Number: +1 323-433-2148 Conference ID: 734 083 157#

www.lakesideatheathhoa.com

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, Association Manager
 - Victor Corcoran, Assistant Association Manager
 - Rebecca Reach, Account Manager
 - Gabi Ondziel, Administrative Assistant
- Approval of Previous Board Meeting Minutes
- Financial Review
 - June 2025 Balance Sheet & Income Statement Summary
- Community Updates
 - Old Business
 - New Business
- Adjourn Open Session
 - Homeowner Q & A
- Move into Executive Session
 - Delinquency Review & Vote
 - Compliance Overview
 - Acknowledgement of Compliance Fees / Fines
 - Ratification of Email Votes
- Adjourn Executive Session

April 2025 BOD Meeting Minutes Approval

Board of Directors Meeting Minutes Lakeside at Heath Community Association, Inc. 04.16.2025

Name	Title	Present
Janet Sebile	President	N
David Simonton	Secretary	Y
Evan Jost	Treasurer	Y

Present from Essex Association Management, L.P.:

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

Meeting Type and Location:

Board of Directors
Virtual Meeting
April 16, 2025 @ 6:00 pm

Meeting called to order at 6:00 pm.

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

Approval of November 2024 Board Meeting Minutes:

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

Financial Review:

Dean reviewed the February 2025 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 Evan Seconded, with majority in favor motioned so carried

Board & Community Updates:

Dean reviewed and discussed the following:

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

Board of Directors Meeting Minutes Lakeside at Heath Community Association, Inc. 04.16.2025

- Street Light Inspection
- Pool Season Preparations & Clean up
- Spring Landscaping Enhancements

New Business:

Board discussed old developer loan notes from D.R Horton totaling \$79,138 issued in four tranches between 2019-2021 to cover early HOSA shortfalls. Since four years have passed on the first three notes, David motioned to approve writing off \$62,413.29. Evan seconded the motion, with majority motion so carried .

The remaining balance from October 2021 will be reviewed when it reached the 4 year threshold.

Q&A discussion

- 50 homeowners owe \$400 or more; many others owe fines.
- Missing street sign on Lindeline reported.
- Street signs shifting due to clay movement; some may need tightening.
- Request for lighting at the corner of Sublime & Maverick due to poor visibility and children in the area.
- Suggestion to explore solar-powered lighting as an alternative where hardwiring is not possible.
- Cattail removal at Camilla Pond raised concerns; residents prefer maintaining some vegetation for aesthetics.
- Trash buildup and stagnant water persist whether cattails are alive or dead.
- Residents asked for a timeline on drainage improvements near Ellinger Pond.
- ATV/dune buggy activity reported on HOA and Travis Ranch land near old pipeline area.
- Backyard flooding reported near new TR pool/playground due to a construction berm.
- Homeowner requested support; HOA to inspect and follow up with TR builder.
- Travis Ranch amenities (pool/playground) confirmed to be for TR residents only.

With no other business to discuss, motion to adjourn Open Session 6:44pm.

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

Executive session initiated at 6:45pm

Signature of Secretary or Board President

Date

June 2025 Balance Sheet

Balance Sheet Report Lakeside at Heath Homeowners Association, Inc.

As of June 30, 2025

	<u>Balance Jun 30, 2025</u>	<u>Balance May 31, 2025</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1010 - CIT Bank Operating Account	127,899.53	156,316.95	(28,417.42)
1011 - CIT Bank Reserve Account	95,482.07	94,268.97	1,213.10
Total Assets	223,381.60	250,585.92	(27,204.32)
Receivables			
1400 - Accounts Receivable	64,838.19	65,375.92	(537.73)
1405 - Accounts Receivable - Other	59,325.00	59,325.00	0.00
Total Receivables	124,163.19	124,700.92	(537.73)
Other Assets			
1902 - Prepaid Expenses	0.00	264.99	(264.99)
Total Other Assets	0.00	264.99	(264.99)
Total Assets	347,544.79	375,551.83	(28,007.04)
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	6,233.72	3,727.40	2,506.32
2050 - Prepaid Assessments	2,808.17	2,256.27	551.90
2200 - Notes Payable	79,138.29	79,138.29	0.00
Total Liabilities	88,180.18	85,121.96	3,058.22
Total Liabilities	88,180.18	85,121.96	3,058.22
<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)	142,140.72	173,205.98	(31,065.26)
Total Liabilities and Equity	347,544.79	375,551.83	(28,007.04)

June 2025 Income Statement Summary

Income Statement Summary Lakeside at Heath Homeowners Association, Inc. June 01, 2025 thru June 30, 2025

	Current Period			Year to Date (6 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	2,576.77	1,772.00	804.77	281,311.62	268,070.60	13,241.02	278,514.60
Total Income	2,576.77	1,772.00	804.77	281,311.62	268,070.60	13,241.02	278,514.60
Total General & Administrative	3,667.12	7,851.00	(4,183.88)	30,780.03	29,398.00	1,382.03	55,450.00
Total Taxes	39.88	17.00	22.88	157.03	100.00	57.03	200.00
Total Insurance	0.00	0.00	0.00	9,320.50	10,629.00	(1,308.50)	10,629.00
Total Utilities	6,046.28	2,967.00	3,079.28	19,992.99	17,800.00	2,192.99	35,600.00
Total Infrastructure & Maintenance	2,750.25	1,669.00	1,081.25	10,934.76	10,010.00	924.76	23,020.00
Total Pool	16,629.20	9,876.00	6,753.20	41,209.51	37,603.00	3,606.51	79,526.00
Total Landscaping	4,509.30	4,844.00	(334.70)	26,776.08	26,814.00	(37.92)	53,628.00
Total Reserves	0.00	0.00	0.00	0.00	0.00	0.00	20,461.60
Total Expense	33,642.03	27,224.00	6,418.03	139,170.90	132,354.00	6,816.90	278,514.60
Net Income / (Loss)	(31,065.26)	(25,452.00)	(5,613.26)	142,140.72	135,716.60	6,424.12	0.00

Community Updates

Q2 Completed

- Pool Area Light Fixtures Improvements
- Replaced Dated Pool Access System (Includes new locks at both gates & a web-based tracking system)
- Replaced Damaged Pool Furniture
- Successfully Transitioned New Pool Monitoring Company
- Minor Pool Equipment Repairs
- Additional Pest Control Services At The Pool
- Minor Plumbing Repairs at Pool Bathroom

In Progress

- Q3 Streetlight Inspection
- Reviewing Possible Additional Dog Stations



Issue Reporting Notice

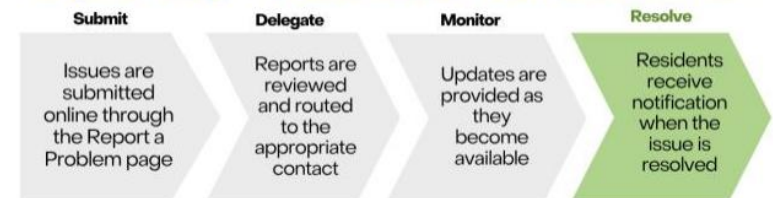
Kaufman MUD 7

As part of our ongoing efforts to maintain and enhance the infrastructure within Kaufman MUD 7, we encourage residents to report any observed issues within the districts. Submissions through the "Report a Problem" form help ensure timely communication with our consultants and Board members, allowing for more efficient resolution of concerns.

Please report the following types of issues to the MUD:

- Water service or billing concerns
- Malfunctioning or damaged streetlights
- Road or sidewalk damage
- Damaged or missing signage

Reporting Problems: How It Works



Important Notes:

- A record of all submitted tickets and related correspondence is provided to the Board monthly.
- Ongoing and recurring issues are reviewed and addressed during regular Board meetings.

Submission Guidelines:

- If possible, please attach relevant photos or videos (file size limit: 4.5 MB).
- Include the nearest address or location reference for clarity.
- Submit a separate ticket for each individual issue.

We appreciate your assistance in keeping our community safe and well-maintained.

LAKESTIDE AT HEATH

Homeowners Association

Office Information

Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, Texas 75006
Office: (972) 428-2030
After Hours Emergency Line: (888) 740-2233

Monday - Friday
9:00 a.m. to 5:00 p.m.

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Thanks for

ATTENDING!

Until next time!

