



Board of Directors Meeting

Wednesday, April 30th, 2025

6:00 p.m. – 7:00 p.m.

Virtual Microsoft Teams Meeting

Meeting ID: 227 475 968 320 9

Passcode: AZ9xP32C

www.winnridgehoa.com

Meeting Conduct

All Owners that have called in during this meeting are attending for listening and viewing purposes only. The Board has allocated time towards the end of the presentation for a Homeowner Q&A.

Any questions during the meeting that have not been addressed can be submitted via the Associations website at www.winnridgehoa.com under the “Contact Us” tab.



Agenda

- Establish Board Quorum
- Call Meeting to Order
- Introduction of the Board of Directors
 - Maharshi Aekkati, President
 - Seiichi Fujii, Vice President
 - Peter Darabaris, Secretary
- Introduction of Essex Association Management, L.P. Representatives
 - Dean McSherry, Association Manager
 - Victor Corcoran, Assistant Association Manager
 - Gabi Ondziel, Administrative Assistant
 - Essex Support Staff
- Approval of February 2025 Board Meeting Minutes
- Financial Review
 - March 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

Approve February 2025 Meeting Minutes P.1

Board of Directors Meeting Minutes Winn Ridge HOA Association, Inc. 2.19.2025

Name	Title	Present
Maharshi Aekkati	President	Y
Seiichi Fujii	Vice President	Y
Peter Darabaris	Secretary	N

Present from Essex Association Management, L.P.:

Dean McSherry, Sr. Association Manager
Victor Coxcoran, Assistant Association Manager
Essex Support Staff

Meeting Type and Location:

Board of Directors
Virtual Meeting
February 19th, 2025 @ 6:00 pm

The meeting was called to order at 6:03pm.

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

Financial Review:

Dean reviewed the December 2024 Balance Sheet and Income Statement Summary, explaining what each line item consists of and any significant variances. Financials approved.

Dean Covered the Board & Community Updates:

Projects Completed:

Projects in Progress:

- English Drive Channel - Completed
- Tule Drive Erosion Project – Re-bids in process
- Aubrey Fire Station - ongoing
- Dog Park Enhancements – Mid-late March expected completion
 - Adding two dog stations - ordered
 - Adding four benches -ordered
 - Adding cement pad – scheduled install late February
 - Adding shade structure – early March
- Drainage/Sidewalk project
 - Beaver Dam Removal – scheduled as weather permits
 - Temporary Bridge over Sidewalk – install end of February
 - Permanent Sidewalk Repair – bid for raising with culverts underneath
- Volleyball Court – modify drainage and replace new/proper sand – mid –late March completion

- Soccer Field – options for “sodding”
- Pool Area Repairs
 - Leak Damage- removed damaged/moldy area
 - Rebuild wall between storeroom and restroom – March
 - Add gutter to prevent future leaking/flooding
- Townsquare Integration – summer 2025

With no other business to discuss Dean called for motion to adjourn the open meeting at 7:22pm, Maharshi motioned to adjourn, and Steve seconded motion with all in favor motion so carried.

Executive session initiated at 7:22pm

- Delinquency Review & Vote**
Dean explained and asked BOD to motion to approve approve of moving delinquent accounts to next steps. Steve motioned to approve and Maharshi seconded motioned, with majority vote in favor motioned so carried.
- Compliance Violation Charge Review/Approval**
Dean explained and asked BOD to motion to Ratify Violation Charges. Steve motioned to approve and Maharshi seconded motion with majority in favor motion so carried.
- Dean covered Compliance Overview, Covenants Counts Reports shown from Oct-Dec 2024

ACTION ITEMS:

- Find out about infrastructure maintenance and change all erosion projects to one (1) GL.
- Remember to send out Pool Communication prior to pool opening. Homeowners feel that they have not gotten this in the past. (this should be a normal protocol to send out).
- Some homeowners are wanting us to gather more information on how we can add more streetlights.
- Does Winn Ridge allow swimming lessons (look into any liabilities issues)/ this can be approved with proper protocol.
- Volleyball court positioning (due to sun blinding), work on perimeter fencing and lights.
- Cull de Sac dirt clean up? Possible erosion fence/ Reseeding/ Bartplace Cul de Sac.
- Removal of bushes for better visibility (front entrance)? City more than likely will need to get involved for any street changes.
- Look into increasing dog waste stations along Penneber walkway.
- Look into speed bumps \speed signs with the city of Aubrey traffic Study?

Approve February 2025 Meeting Minutes P.2

10. How often do we perform compliance?
11. Removal of beavers and beavers dam?
12. Send erosion RFP to BODs.
13. Send a communication to homeowners announcing when the start and expected finished dates will be for all projects.

With no other business to discuss Dean called for motion to adjourn the executive session at 7:57pm, Maharshi motioned to adjourn, and Steve seconded motion with all in favor motion so carried.

Signature of Secretary or Board President

Date

Minutes Prepared by: Robert Larin, Essex Association Management, L.P., On behalf of Winn Ridge Homeowners Association, Inc.

March 2025 Balance Sheet Report

Balance Sheet Report Winn Ridge Homeowners Association, Inc.

As of March 31, 2025

	<u>Balance Mar 31, 2025</u>	<u>Balance Feb 28, 2025</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1010 - CIT Bank Operating Account	574,913.95	571,609.09	3,304.86
1011 - FCB Bank Reserves-First Citizen Bank	71,231.53	71,219.69	11.84
1012 - Premium MM RSV-Cit Bank	214,319.23	214,265.11	54.12
1013 - MM-Vista Bank	213,626.95	213,129.16	497.79
1014 - MM Lakeside Bank	211,252.29	210,759.48	492.81
Total Assets	1,285,343.95	1,280,982.53	4,361.42
Receivables			
1400 - Accounts Receivable	406,299.23	469,827.09	(63,527.86)
Total Receivables	406,299.23	469,827.09	(63,527.86)
Total Assets	1,691,643.18	1,750,809.62	(59,166.44)
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	12,471.45	14,547.84	(2,076.39)
2050 - Prepaid Assessments	12,894.37	11,171.04	1,723.33
Total Liabilities	25,365.82	25,718.88	(353.06)
Total Liabilities	25,365.82	25,718.88	(353.06)
<u>Owners' Equity</u>			
Equity			
3900 - Retained Earnings 2	764,329.47	764,329.47	0.00
Total Equity	764,329.47	764,329.47	0.00
Total Owners' Equity	764,329.47	764,329.47	0.00
Net Income / (Loss)	901,947.89	960,761.27	(58,813.38)
Total Liabilities and Equity	1,691,643.18	1,750,809.62	(59,166.44)

March 2025 Income Statement Summary

Income Statement Summary Winn Ridge Homeowners Association, Inc. March 01, 2025 thru March 31, 2025

	Current Period			Year to Date (3 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	19,143.71	4,283.00	14,860.71	1,096,067.65	1,044,334.00	51,733.65	1,082,894.00
Total Income	19,143.71	4,283.00	14,860.71	1,096,067.65	1,044,334.00	51,733.65	1,082,894.00
Total Expenses	0.00	4,589.00	(4,589.00)	0.00	13,768.00	(13,768.00)	55,072.00
Total General & Administrative	19,963.55	13,021.33	6,942.22	49,616.06	41,284.99	8,331.07	179,130.00
Total Insurance	0.00	425.00	(425.00)	0.00	1,275.00	(1,275.00)	16,800.00
Total Utilities	3,142.42	8,567.00	(5,424.58)	10,863.90	25,700.00	(14,836.10)	102,800.00
Total Infrastructure & Maintenance	21,880.21	37,512.00	(15,631.79)	28,228.48	92,528.00	(64,299.52)	165,092.00
Total Pool	7,589.33	7,415.00	174.33	27,808.87	20,750.00	7,058.87	98,000.00
Total Landscaping	25,381.58	32,833.00	(7,451.42)	76,344.74	98,500.00	(22,155.26)	394,000.00
Total Irrigation Maintenance	0.00	1,833.00	(1,833.00)	1,257.71	5,500.00	(4,242.29)	22,000.00
Total Reserves	0.00	0.00	0.00	0.00	0.00	0.00	50,000.00
Total Expense	77,957.09	106,195.33	(28,238.24)	194,119.76	299,305.99	(105,186.23)	1,082,894.00
Net Income / (Loss)	(58,813.38)	(101,912.33)	43,098.95	901,947.89	745,028.01	156,919.88	0.00

Community Updates

Completed Projects

- Beaver Dam & Beaver removal
- Temporary Bridge over sidewalk
- Request for Proposals(RFPs) for Landscaping Maintenance to the Board
- Dog Park Enhancements
 - 2 dog stations added
 - 2 benches added
 - Cement pad added
 - Shade structure in progress
- Pool & Cabana Repairs & make ready for pool season
 - Demolition & reconstruction due to leak at storeroom/women's RR border
 - Gutters added to prevent water penetration - bids out
- Erosion cleanup and fencing installed at Barts Place
- "Bushes" cleared for visibility at entrance
- Spring Landscaping Improvements
 - Mulching
 - Flower Beds – color change
 - Replace dead trees
- Spring Event

Community Updates (continued)

Ongoing/Upcoming Projects

- Permanent Sidewalk
- Volleyball Court Enhancements – May install
 - New sand
 - Perimeter fencing
 - Solar lighting
- Replace Soccer Goal/Field enhancements
- Culvert Project – Proposal analysis to Board
- Adding additional dog stations throughout community
- Adding additional benches throughout community
- Landscaping rebuild at Barts Place
- Volunteers for committees
 - Community lighting audit
 - Signage/speeding review with City of Aubry
- Leasing Cap Update



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.

Sr. Community Manager:

Dean McSherry:

Dean@essexhoa.com

Extension: 7322

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Victor Corcoran:

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Extension: 7355

www.winnridgehoa.com

Thank You For

A T T E N D I N G