



Q2 Board of Directors Meeting

Tuesday, August 5th, 2025

6:00 p.m. – 7:00 p.m.

Virtual Microsoft Teams Meeting

[Join the meeting now](#)

Meeting ID: 277 280 199 665 2

Passcode: PX2oG2GT

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 / Meeting Conduct
- Introduction of Board of Directors
 - Maharshi Aekkati, President
 - Seiichi Fujii, Vice President
 - Peter Darabaris, Secretary
- Introduction of Essex Association Management, L.P. Representatives
 - Dean McSherry, Sr. Association Manager
 - Victor Corcoran, Assistant Association Manager
 - Sarah Adames, Account Manager
 - Gabi Ondziel, Accounting Manager
- Approval of Previous Board of Directors Meeting Minutes
- Financial Review
 - June 2025 Balance Sheet & Income Statement Summar
- Community Updates
 - Old Business
 - New Business
- Adjourn Open Session
- Executive Session
 - Delinquency Review
 - Ratify Fee Waivers
 - Acknowledgement of Fines / or Self- Help
 - Compliance Overview
- Adjourn Executive Session

Approve May 2025 Meeting Minutes

Board of Directors Meeting Minutes

Winn Ridge HOA Association, Inc.

2.19.2025

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

Present from Essex Association Management, L.P.:

Dean McSherry, Sr. Association Manager

Victor Corcoran, 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 6:01pm.

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

Approval of February 2025 Board Meeting Minutes:

Dean called for motion to approve, Peter motioned to approve and Maharshi Seconded motion with all in favor, motion so carried

Financial Review:

Dean reviewed the March 2025 Balance Sheet and Income Statement Summary, explaining what each line item consists of and any significant variances. Financials approved.

Board & Community Updates:

Victor reviewed and discussed the following :

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

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

Q&A

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

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.

June 2025 Balance Sheet Report

Balance Sheet Report Winn Ridge 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	452,266.25	488,268.71	(36,002.46)
1011 - FCB Bank Reserves-First Citizen Bank	71,261.73	71,251.77	9.96
1012 - Premium MM RSV-Cit Bank	214,426.79	214,388.03	38.76
1013 - MM-Vista Bank	215,074.94	214,599.89	475.05
1014 - MM Lakeside Bank	212,695.59	212,225.38	470.21
Total Assets	1,165,725.30	1,200,733.78	(35,008.48)
Receivables			
1400 - Accounts Receivable	346,649.14	381,402.24	(34,753.10)
Total Receivables	346,649.14	381,402.24	(34,753.10)
Total Assets	1,512,374.44	1,582,136.02	(69,761.58)
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	56,579.97	18,358.28	38,221.69
2050 - Prepaid Assessments	18,460.68	15,919.37	2,541.31
Total Liabilities	75,040.65	34,277.65	40,763.00
Total Liabilities	75,040.65	34,277.65	40,763.00
<u>Owners' Equity</u>			
Equity			
3000 - Retained Earnings	(30.00)	(20.00)	(10.00)
Owners' Equity			
Equity			
3900 - Retained Earnings 2	764,329.47	764,329.47	0.00
Total Equity	764,299.47	764,309.47	(10.00)
Total Owners' Equity	764,299.47	764,309.47	(10.00)
Net Income / (Loss)	673,034.32	783,548.90	(110,514.58)
Total Liabilities and Equity	1,512,374.44	1,582,136.02	(69,761.58)

June 2025 Income Statement Summary

Income Statement Summary Winn Ridge 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	8,725.41	4,284.00	4,441.41	1,128,599.05	1,057,188.00	71,411.05	1,082,894.00
Total Income	8,725.41	4,284.00	4,441.41	1,128,599.05	1,057,188.00	71,411.05	1,082,894.00
Total Expenses	0.00	4,589.00	(4,589.00)	0.00	27,536.00	(27,536.00)	55,072.00
Total General & Administrative	14,959.52	13,021.33	1,938.19	104,610.70	86,709.98	17,900.72	179,130.00
Total Insurance	0.00	425.00	(425.00)	0.00	2,550.00	(2,550.00)	16,800.00
Total Utilities	5,912.69	8,567.00	(2,654.31)	30,532.36	51,400.00	(20,867.64)	102,800.00
Total Infrastructure & Maintenance	62,976.92	7,508.00	55,468.92	99,938.33	115,050.00	(15,111.67)	165,092.00
Total Pool	15,865.86	8,915.00	6,950.86	62,543.21	46,500.00	16,043.21	98,000.00
Total Landscaping	19,525.00	32,833.00	(13,308.00)	150,139.40	197,000.00	(46,860.60)	394,000.00
Total Irrigation Maintenance	0.00	1,833.00	(1,833.00)	7,800.73	11,000.00	(3,199.27)	22,000.00
Total Reserves	0.00	0.00	0.00	0.00	0.00	0.00	50,000.00
Total Expense	119,239.99	77,691.33	41,548.66	455,564.73	537,745.98	(82,181.25)	1,082,894.00
Net Income / (Loss)	(110,514.58)	(73,407.33)	(37,107.25)	673,034.32	519,442.02	153,592.30	0.00

Community Updates P.1

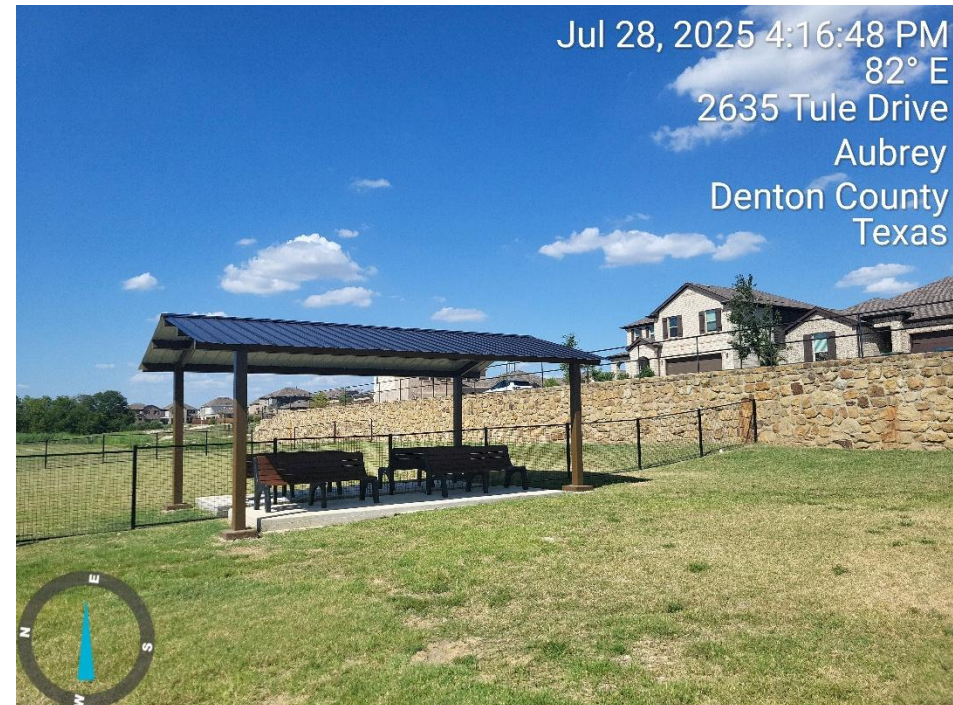
Q2 Completed Projects

- Irrigation Repairs
- Playground Safety Inspection
- Community Garage Sale
- Pool Electrical repairs/Hydro Jet Clogged Pool Deck Drains
- Volleyball Court Improvements/Fencing Around Volleyball Court/New Sand
- Dog Park Seating & Shading Improvements
- Transitioned New Landscaping Company Sage & Stone
- Beaver Damn & Beaver removal

Projects In Progress

- North Drainage Easement Repairs & Improvements
- Entrance Landscaping Lighting Proposal
- Additional Benches & Dog Stations Proposal
- Dead Tree Removal & Fall Replacements
- Volleyball Court – new net
- Soccer Field Proposals
- Leasing Cap & Restrictions/Provisions
- Townsquare

Community Updates P.2



Community Updates P.3





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

Assistant Community Manager:

Victor Corcoran: Victor@essexhoa.com

www.winnridgehoa.com

Adjourn Open Session/Open Executive Session

