



2024 Annual Membership Meeting

May 14, 2024

6:00PM

# Agenda

- Call Meeting to Order
- Determination of Quorum
- Introductions
- An Introduction to Annual Meeting
- Financial Reports
- Community Work being done.
- Presentation of Candidates for the Board of Directors
- Election of the Board of Directors
- Adjournment
- Open Forum

# Legacy Southwest Team

- Dale Smith, CMCA, AMS
  - [dale@legacysouthwestpm.com](mailto:dale@legacysouthwestpm.com)
  - 214-705-1615 Option 13
- After hours EMERGENCY ONLY – 972-382-6509

# Board of Directors

- Donnie Watts – President
- Rachel Davis – Vice President
- Dan Volpini – Member at Large

# HOA Website

- [fairwaysofheathcrossinghoa.com](http://fairwaysofheathcrossinghoa.com)
- Access to:
  - Governing Documents
  - Budget information
  - Get the form to Submit an ACC form
  - View financials from the beginning of the Association
  - A link to pay your HOA Dues
  - Submit a payment plan

# Introduction to Annual Meetings

- Per the documents, every year there will be a meeting of the Membership to go over the business of the Association. That includes:
  - Financial Review
  - Work in the Community
  - Election of Officers.
- In the Governing Documents, there is a number of homeowners that are required to have an official meeting, and take official action or have a vote.
- For Fairways of Heath Crossing, that is 50%.
- Currently, with 104 homeowners, that means 52 Owners would make Quorum.

# Work being done in the community

- The Board is working on landscaping issues in certain areas.
- The Board is also working on clearing some of the dead trees along the path.
- Signs to limit liability on the trails are in the process of going up.

# 2023 Financial Performance

As of 12-31-23

Operations - \$119,311.64

Reserves - \$50,605.88

CD - \$100,000.00



# 2023 Financial Performance

Income	\$	119,182.93	
Landscaping	\$	20,676.36	45%
Administrative	\$	20,354.25	44%
Insurance and Taxes	\$	2,536.58	6%
Utilities	\$	2,174.05	5%
Total Expenses	\$	45,741.24	

# 2024 Financial Performance

As of 5/14/24

9:30 AM

Operations : \$53,897.79

Reserves: \$52,778.39

CD - \$105,250.00

Accounts Receivable - \$10,477.14 (Across 20 Accounts)

# 2024 Financial Performance

Income	\$	51,797.14	
Landscaping	\$	92,574.35	85%
Administrative	\$	13,286.66	12%
Insurance and Taxes	\$	2,418.00	2%
Utilities	\$	258.89	0%
Total Expenses	\$	108,537.90	

# 2023/2024 Financial Performance

If you have any questions about a particular category, please let me know.

# Board Accomplishments for the last year

- Consolidated the HOA into one organization, removing it from the Developer.
- Got a working Budget for 2024.
- Opened a CD to get a higher interest rate of return on money the HOA wasn't currently using.
- Put signs up to limit liability on the trails.

# Goals for the coming year

- Continue to keep the Community financially sound.
- More community Events, this will require more volunteers to help set up.
- Get landscaping where the community wants it.
- Clean out old dead trees from the trail.

# Candidate for the Board

Andrea Woodworth

# Candidate for the Board

Emmanuel Arias



# Voting

A Ballot has been set up at the HOA's website  
[fairwaysofheathcrossinghoa.com](https://www.fairwaysofheathcrossinghoa.com)

Voting begins now, and will last until tomorrow morning at 6 am.  
Results will be announced tomorrow morning.

# Adjournment

Thank you for joining us



# Open Forum

- Please limit comments to 3 minutes.