

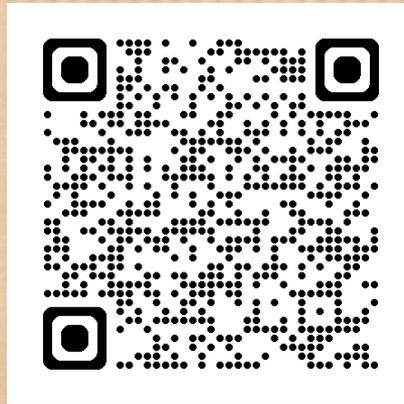


LEGACY HILLS
MASTER PROPERTY OWNERS ASSOCIATION

Board of Directors Meeting ~ POA

2025 Revised Budget Approval

Tuesday, June 24, 2025 ~ 1:30 p.m.



www.legacyhillstxpoa.com

AGENDA

Virtual meetings of the Board are open for listening and/or viewing only. Questions can be submitted at any time via the Association's website at www.legacyhillstxpoa.com under the "Contact Us" tab

Establish Board Quorum

Call Meeting to Order

Introduction of the Board of Directors

- Connie Delgado, President
- Dustin Warren, Vice President
- Blake LeGrow, Secretary

Introduction of Essex Association Management, L.P. Representatives

- Michael Morgan, Director of Association Services
- Jon Baskett, Account Manager
- Essex Support Staff

Approval of November 2024 Meeting Minutes

Financial Review

- 2025 Revised Budget Approval

Adjourned

Approval of November 20, 2024 Meeting minutes

Board of Directors Meeting Minutes
Legacy Hills Master Property Owners Association
11.20.2024

Name	Title	Present
Connie Delgado	President	Y
Dustin Warren	Vice President	Y
Graham Maxey	Secretary	N

Present from Essex Association Management, L.P.:

Michael Morgan, Director of Association Services
Jon Baskett, Account Manager
Essex Support Staff

Meeting Type and Location:

Board of Directors
Virtual Meeting
November 20, 2024 @ 1:30 pm

Meeting called to order at 1:30 pm.

Introduction: Michael introduced the Board of Directors and Essex Association Representatives.

2025 Budget Approval:

- Michael briefly reviewed the 2025 Proposed Budget Summary. The Board raised no further questions. Connie Delgado motioned to approve the 2025 Proposed Budget, Dustin Warren seconded, and with all in favor, the motion was carried.
- **Budget Summary**
 - Single Family 5,799 Max Units
 - Assessment: Homeowner/Builder 2024 \$9.30, 2025 \$230.00
 - 2024-5,799 Builder, 48 Homeowner; 2025 0 Builder, 1,240 Homeowner
 - Commercial Builder 296.500 Max acres at \$400.00 per acre
 - 2024 .000 acres; 2025 Oct. 74,125 acres; 2026 148.250 acres
 - Commercial Developed 296.500 Max acres at \$800.00 per acre.
 - 2024 0.000 acres, 2025 0.000 acres, 2026 148.250 acres
 - Multi-Family Builder 0.000 max acres at \$400.00 per acre
 - 2024 0.000 acres, 2025 0.000 acres, 2026 0.000 acres
 - Multi-Family Owner 0.000 max acres at \$800.00 per acre
 - 2024 0.000 acres, 2025 0.000 acres, 2026 0.000 acres
 - Working CAP Fee \$750.00: 2024 48 Homeowners; 2025 1,240 Homeowners
 - Working CAP Fee, portion designated 50% Reserves, 50% Contingency

With no other business to discuss, motion to adjourn at 1:36 pm. Dustin Warren motioned to adjourn; Connie Delgado seconded. With all in favor, motion so carried.

2025 Revised POA Budget Summary

- **Motion to approve a resolution to lower the POA working cap fee from \$750 to \$200 beginning August 1, 2025**

> Working CAP Fee: 2025 \$750 Jan.1 171 HO, \$200 Aug.1 234 HO

> 0.1% Homeowner Sales, Separate Community Enhancement Fund

Revisions:

- Removed line item 5115 – On-Site Property Management - \$272,000
- Lowered other General & Administrative expenses
- Lowered Infrastructure & Maintenance
- Removed Pool Expense
- Lowered Landscape Expense
- Lowered Reserve Contributions and Contingency
- Added 6006 Community Enhancement Contribution

2025 Revised POA Budget ~ Page 1

		<u>2025</u>
4100	Assessments - Single Family	22,386.67
4101	Assessments - Commercial	7,412.50
4102	Assessments - Multi Family	-
4200	Late/NSF Fee	100.00
4250	Collection Fee Charge	60.00
4500	Interest Income	6.00
4600	Declarant Funding (Payback)	-
4801	Working Capital Fee	175,050.00
4906	Community Enhancement Fee	162,000.00
		<u>367,015.17</u>
General & Administrative		
5100	Administrative Expenses	1,200.00
5101	Postage	778.00
5104	Printing & Reproduction	849.00
5105	Website Expense	737.00
5109	Licenses, Permits, & Fees	105.00
5110	Professional Management	14,000.00
5115	On-Site Property Management	-
5120	Collection Fees Billed Back	15.00
5121	Property Inspections	169.00
5170	Bank Fees	40.00
5176	Legal Fees	(750.00)
5181	Tax Preparation	565.00

2025 Revised POA Budget ~ Page 2

		2025
		-
Insurance		
5310	General Liability	4,911.00
5320	D & O Liability	2,500.00
		<u>7,411.00</u>
Utilities		
6010	Electric	-
6020	Water/Sewer	-
		<u>-</u>
Infrastructure & Maintenance		
6100	Oversight Reimbursable Charges	-
6240	Fitness Equipment Maintenance Contract	-
6245	Electrical Repairs & Maintenance Non-Contract	-
6247	Amenity Center Supplies	-
6248	Amenity Center Porter	-
6260	Electrical Repairs & Maintenance	-
6261	Grounds Porter-Common Areas	-
6262	Playground and Maintenance	-
6264	Holiday Decoration	-
6266	Monument & Signs- Common Areas	-
6267	Pet Porter	-
6280	Wall and Fences Repairs	350.00
6285	Parking Lot Repairs and Maintenance	-
6290	Common Area Maintenance/Cleaning	3,500.00
6291	General Repairs & Maintenance - Common	-
6300	Amenity Easement and Use	-
6501	Fountain Maintenance	-
6505	Lake / Pond Maintenance	-
		<u>3,850.00</u>

2025 Revised POA Budget ~ Page 3

		<u>2025</u>
Pool:		
6300	Pool Maintenance Contract	-
6310	Pool Access Keys	-
6330	Pool Supplies	-
6340	Pool Repairs and Maintenance	-
6345	Pool Porter	-
6350	Pool Furniture	-
6360	Pool Monitoring	-
6370	Pool Gate Repairs and Maintenance	-
6371	Pool Phone	-
6372	Pool Clubhouse Repairs and Maintenance	-
		-
Landscaping		
6400	Landscape Contract	19,700.00
6402	Landscape Repair and & Imprv (Non Contract)	-
		19,700.00
Irrigation Maintenance		
6500	Irrigation Maintenance and Repairs	-
		-
Reserves		
6001	Reserve Contributions	25,000.00
6006	Community Enhancement Contribution	162,000.00
8000	Contingency	22,584.63
		209,584.63
		258,253.63
		108,761.54

2024 POA Assessments Update

Invoices were based on Actual Expenses

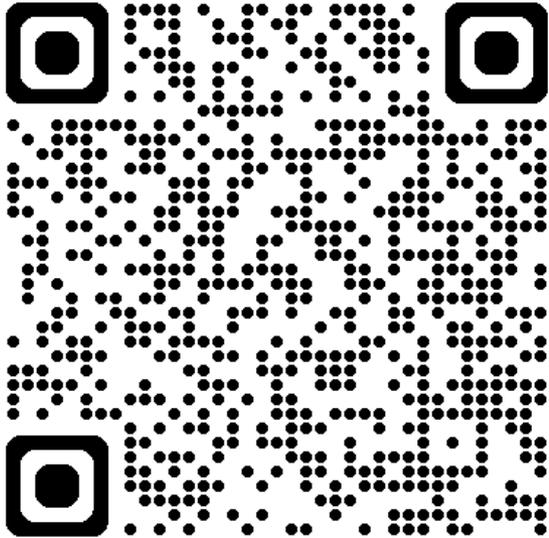
Billed 04/16/2025

Total Invoice Amounts	\$27,151.37
Total Amount Paid	\$17,559.85
Outstanding Balances	\$9,591.52

➤ Homeowner Contact Us!



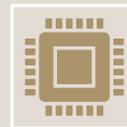
A PROFESSIONAL PROPERTY MANAGEMENT COMPANY



Phone: (972) 428-2030



Fax: (469) 342-8205



After Hours
Emergency Line: (888)
740-2233



For a quick response, go to your community website or www.essexhoa.com and submit your inquiry under the “Contact Us” page. An agent will begin working on your inquiry the moment it is received.



LEGACY HILLS
MASTER PROPERTY OWNERS ASSOCIATION



Adjourned