



Highbridge Homeowners Association, Inc. 2023 Annual Meeting

December 20th, 2023

6:30PM -7:30PM

Agenda

- Call Meeting to Order
 - a. Establish Quorum – Must have 10% or 68
 - b. Proof of Notice – Meeting Notice mailed on November 28th and posted to the website.
- Welcome & Introductions
- Approval of Meeting Minutes
- Financial Report
- Community Development Update
- Frequently Asked Questions
- Adjournment
- Open Forum: Questions & Answers

Legacy Southwest Team

- Ivori Moore –
Community Manager

ivori@legacysouthwestpm.com

214-705-1615 **Option 8**

- Ryan Smith– Director of
Association
Management

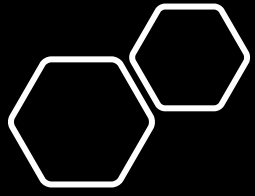
ryan@legacysouthwestpm.com

Chase Smith – Compliance
Officer

chase@legacysouthwestpm.com

214-705-1615 **Option 17**





2022 Annual Meeting Minutes



Highbridge Homeowners Association, Inc.

Annual Meeting Minutes

December 20, 2022

I. CALL TO ORDER:

The meeting was called to order by Ivori Moore, Community Manager of the HOA at 6:30pm. The annual meeting was held via Zoom on December 20th, 2022. Quorum was established by homeowner attendance and by proxy.

II. ROLL CALL:

In attendance: Ivori Moore and Dale Smith from Legacy Southwest Property Management, LP. Amanda Duckworth from Lennar homes was in attendance.

V. FINANCIAL REPORT:

The year-end 2021 financial report was presented to the homeowners to review and discuss as well as the most recent financials dated 10/31/22.

VI. COMMUNITY DEVELOPMENT UPDATE:

The current community development update was presented to the residents in attendance.

VII. 2023 GOALS:

Goals for 2023 were presented to the homeowners. i.e., Promote Community engagement and establish Committee.

VIII. OPEN FORUM:

The floor was open for homeowner questions and concerns. The homeowners presented their questions/concerns for the community and provided suggestions for future maintenance. Homeowners asked questions regarding speeding and cutting through the community, unleashed dogs, lighting, and construction concerns.

IV. ADJOURNMENT:

At 7:20pm, A motion was made to adjourn the meeting, the motion was seconded; all were in favor and the motion was carried.



Highbridge HOA

- Each owner of a Lot is mandatory Member of the Association.
- The affairs of the association are governed by the Board of Directors.
- The Board of Directors is currently the Declarant of the community, which is Lennar Homes.
- At the expiration of the Development Period, the community will transition to a homeowner Board consisting of three (3) to five (5) members.
- The assessments of the community are currently \$400

Role of the Board of Directors

- Protect homeowner values.
- Supervision of association business. – Contracts, insurance, AR and AP, financial management, and collections
- Governance of association. – Developing policy to manage association & daily operations
- Fostering the community. – Oversight of facilities & activities to promote member interaction.

Role of the Management Company

- Homeowners' association management companies essentially act as advisors, not leaders.
- HOA management company duties include assisting with administrative work, executive board decisions, and communicating with residents. When it comes to creating policies and fine schedules, the board handles all of that.
- The role of the management company is to offer a helping hand, the board still retains all decision-making tasks.

Highbridge Website

- highbridgehoa.com
- Access to:
 - Governing Documents
 - Budget information
 - “What My Assessments Pay For” Info Sheet
 - ACC Form to Submit an ACC Request
 - View Financials
 - Link to pay your HOA Dues
 - Submit a payment plan
 - Submit a general question
 - Community News & Events
 - You do not need an account number to register

2022 Financial Report

As of 12/31/2022

Total Year End Income -
\$200,730.68

Total Budgeted Year End
Income – \$84,209.48

**2022
Year End
Financial
Performance**

2022 Year End Financials	Actual
Income	\$ 200,730.68
Utilities	\$ 37,465.47
Landscaping	\$ 83,584.55
General & Admin	\$ 31,061.20
Maintenance & Repairs	\$ 1,789.59
Insurance & Taxes	\$ 15,098.40
Pool & Spa	\$ 26,955.69

2023 Financial Report

As of 10/31/2023

Total Income -
\$317,389.84

Total Budgeted
Income - \$300,000.00

***Please note the numbers are based on Accrual Accounting**

2023
Financial
Performance

Financials as of 10/31/23	Actual
Income	\$ 317,389.84
Utilities	\$ 30,480.84
Landscaping	\$ 90,522.13
General & Admin	\$ 28,549.09
Maintenance & Repairs	\$ 7,869.23
Insurance & Taxes	\$ 9,051.00
Pool & Spa	\$ 58,167.90

- *Please note the numbers are based on Accrual Accounting

2022/2023 Financial Performance

- Financials are posted on the community website.
- If you have any questions about a certain category or would like a copy of the most recent community financials, please email ivori@legacysouthwestpm.com

Community Development Update

- Currently – 678 Homes
- 745 Homes at Build Out
- Additional Playground/Pool – Lennar does not have any further development for a pool and playground.
- Additional Lighting – Lennar has installed all the lighting that is required by the city and county. When the community transitions to a homeowner-controlled Board they may explore options for adding lighting.
- Speed Limit Signage and Crosswalk – The District Engineers for Kaufman are working to possibly install speed limit signage.
- 2024 Budget is approved and available for view via community website.
- Board is projecting to transition the community to homeowner control 3rd qtr. of 2024



2024 Goals

- Promote more community engagement
- Transition Community to Homeowner Controlled HOA Board of Directors



Frequently Asked Questions & Answers:

What do my assessments pay for:

- General maintenance of all common areas, i.e., landscape services which include mowing, edging, tree trimming, chemical treatments, etc.
- Legal and tax services, including annual audits.
- Insurance premiums, corporate and federal tax obligations.
- Correspondence letters to homeowners, processing ACC requests, postage, etc.
- Repairs and general maintenance of the irrigation systems, i.e., replacing broken sprinkler heads, valves, etc.

Is the community driven for compliance:

The community is driven twice a month in the spring/summer and once in the fall/winter. Documented violations can be sent in by homeowners, but if the violation/address sent in has not currently received a violation for the same thing and are in the time allotted for a cure. (The time frame is 14 days.) If it doesn't meet this criteria no additional violation will be sent. Please refer to article 14 of the community manual that outlines the violation process. Please email chase@legacysouthwestpm.com for any compliance question or concern.



Frequently Asked Questions & Answers:

2024 Budget:

The HOA budget is just a projection of income and expenses and will sometime have variances for several reasons. The 2024 Highbridge budget was reviewed, revised, and approved by the Board of Directors, Lennar Homes. The management company follows the direction of the Board and what is requested in budget preparation.

Fines and Late Fees:

In terms of fines and late fees, the HOA management company has no power to make decisions or create policies. The HOA board retains that authority. The management company, on the other hand, processes the fines and implements the late fee policy. Sending notices to homeowners about their fines and late fees also fall under the HOA management company's duties. If you have an account related question or concern, please email nathan@legacysouthwestpm.com

Who makes the decisions for the community:

Currently, the Board of Directors (Lennar Homes) makes the decisions for the community. When the community transitions to a homeowner-controlled Board, they will be able to make decisions for the community, until then the current Board has the final say on any budget, contracts, bids, vendors, community events etc..



Frequently Asked Questions & Answers:

Streetlights:

The streetlights within the community are maintained by Trinity Valley Cooperative. If a streetlight is out, please contact your community manager or Trinity Valley Cooperative at 972-932-2214

Trashcan Storage:

The Board is allowing the trashcan(s) to be stored on the side of the home if it is in a neat manner.

Speeding Within the Community:

Due to the roads being public within the HOA cannot enforce speeding in the community, homeowners will have to contact local law enforcement to assist with enforcement of speeding.

Speed Limit Signage and Speed Bumps:

Per the District Engineers for Kaufman County, they are still engaged in this process to ensure the right solution is implemented. It is possible the district may have to work with other governing authorities for these changes.



Adjournment

Thank you for joining us. If you have any questions or concerns that were not covered in tonight's meeting, please email ivori@legacysouthwestpm.com

THANK YOU!

SEE YOU NEXT YEAR!

Open Forum

- Ideas for the community and questions.
- Please limit comments to 2 minutes.
- During this time, we ask that everyone adhere to one conversation and allow the other party to finish speaking.
- We also ask that you be respectful and keep the conversation constructive.
- If you have an account or personal related question, please email ivori@legacysouthwestpm.com

