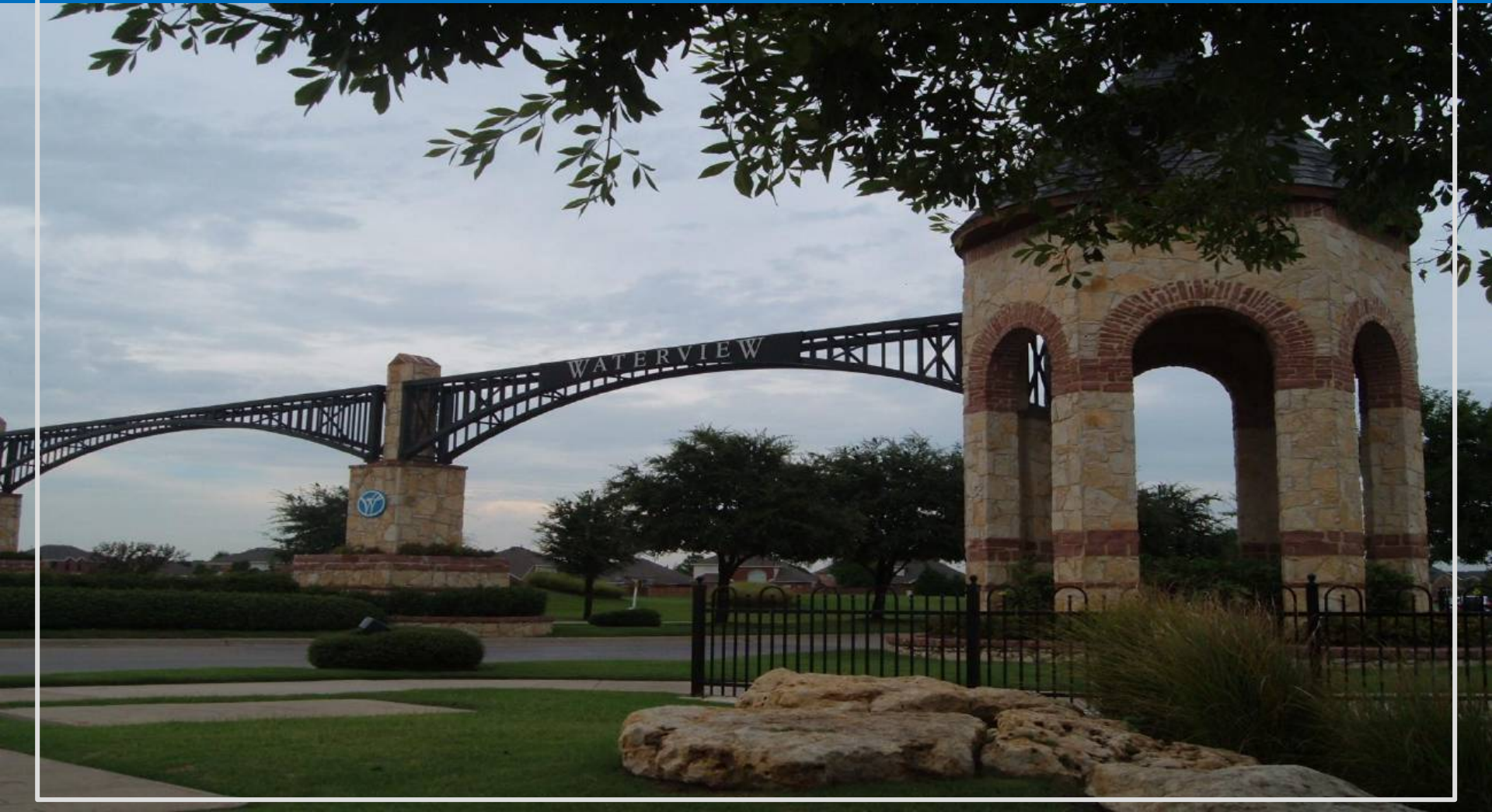




WE ARE GLAD YOU ARE HERE!





**WATERVIEW COMMUNITY
ASSOCIATION, INC.**

2022 Annual Meeting

WaterView Community Association, Inc.

Agenda

November 2, 2022

- **Welcome**
- **Establish Quorum**
- **Call to Order**
- **Proof of Notice of Meeting**
- **Introductions:**
 - **WaterView HOA Board Members**
 - **WaterView HOA Employees**
- **Approval of December 8, 2021 Annual Meeting Minutes**
- **Board of Director candidate presentations**
- **Casting of ballots**
- **Presentation of the 2023 Budget**
- **President's Report**
- **Special Guests:**
 - **Director of Economic Development – Libbey Tucker**
 - **City of Rowlett City Council – Deb Schinder**
- **Announcement of new Board of Director members**
- **Q & A (if time permits)**
- **Adjourn**



WATERVIEW

Housekeeping Rules

- Please turn off or silence your cell phone
- Hold ALL questions until the end for Q&A



WATERVIEW

- Establish Quorum and Call to Order
 - If a quorum of 87 is not met the meeting cannot be called to order.
- Proof of Notice of Meeting

INTRODUCTIONS



WaterView HOA Board Members

- Brad Marshall – President
- Stephanie Morgan – Vice President
- Mark Garcia – Treasurer
- Eric Griggs – Secretary
- Ty Taylor – Director

INTRODUCTIONS



WaterView HOA Employees

- Dana Sanchez, CMCA, AMS – Community Manager
- Krystal Mann – Assistant Community Manager
- Lexi Nelson – Administrative Assistant



Approval of December 8, 2021 Annual Meeting Minutes

WaterView Community Association, Inc.
Re-convened Annual Meeting
December 8, 2021
6:00 PM
WaterView Community Center
7801 Kings Court
Rowlett, TX 7509

Meeting called to order at 6:03pm at the WaterView Community Center

Board Members in attendance:

Brad Marshall
Ty Taylor
Stephanie Morgan
Eric Griggs

Board Members not in attendance:

Mark Garcia

Homeowner(s) Present:

Management Members in attendance:

Dana Sanchez
Krystal Mann

Quorum was established in accordance with Amendment to the Bylaws of WaterView Community Association, Inc. effective the 18th day of November 2020, Quorum Section 2.11.

The Minutes from the Annual Meeting held on December 10, 2020 were approved.

Nominations from the floor - None

New Board Members Announced:

Brad Marshall, Stephanie Morgan, and Ty Taylor were elected to serve at two (2) year term.

Meeting Adjourned at 6:06pm



WATERVIEW

- Board of Director Candidates
 - John Kurtz
 - Mark Garcia
 - Marie Fleming
 - Julio Schessler
 - Charlotte Reininger
 - Joe Arias, Jr.

- Nominations from the floor (only if quorum is met)
- Casting of ballots



Presentation of the 2023 Budget

The budget summary is a condensed projection for the 2023 revenue and expenses.

For more detailed information please see HOA Management.

2023 Annual Assessment Increase Notice

- **The WaterView Annual Assessment will be \$742.50, an annual increase of \$67.50.**
- **The Broadmoor Semi-Annual Assessment will be \$346.50 (\$693.00 annually), an annual increase of \$63.00.**

The Board deemed the adjustments to the assessments necessary to keep pace with market increases in the cost for goods and services required to maintain and improve the community.

Over the last 10 years, the WaterView Assessments have increased 10% every 5 years.

- **Past – 2012: \$561**
- **2013 – 2017: \$617**
- **2018 – 2022: \$675**
- **2023: \$742.50**



HOW DOES WATERVIEW COMPARE TO OTHER ASSOCIATIONS?

# of Homes	Annual Dues	City	Amenities	Management
230	\$510	Rowlett	Pool	Portfolio
1100	\$605	Royse City	Clubhouse, pool, ponds, sand volleyball, park, walking trail	On-site
700	\$675	Wylie	Pool, park, walking trail	Portfolio
1238	\$700	Rockwall	Clubhouse	Portfolio
1,739	\$742.50	WaterView	Large pool, splash pad, 2 baby pools, water slides, clubhouse, tennis, volleyball, 8 parks, 6 lakes w/fountains	On-site
2,200	\$792	Denton	Clubhouse, gym, 2 pools, slides, 3 tennis courts, 10 parks, basketball, 2 soccer fields	On-site
2,363	\$820	Flower Mound	Clubhouse, gym, pool, 5 tennis courts, 2 parks, basketball, volleyball	On-site
1,516	\$835	Mckinney	Pools, walking trails, parks	On-site
9,362	\$865	McKinney	2 pools, playgrounds, 5 lakes, clubhouse, tennis, 12 parks	On-site
2,500	\$950	Denton	Clubhouse, gym, pools, slides, splash pad, 4 tennis courts, 6 parks, basketball court, 3 soccer fields, sand volleyball court	On-site
1,547	\$960	Lavon	Large pool, baby pool, splash pad, clubhouse, fitness center, 2 parks, basketball court	On-site
403	\$1,064	Rowlett	Pool, open space	Portfolio
1600	\$1,075	Wylie	Pools, lazy river, playground, fitness center, sand volleyball, ponds and trails.	On-site
1,477	\$1,254	Frisco	Pool, fitness center, lakes w/fountains	On-site
120	\$1,500	Rowlett	Pool, gated, cabana	Portfolio

WaterView Community Association, Inc.

2023 Budget Summary

Total WaterView Revenue	\$ 1,326,680.19
Total Broadmoor Revenue	\$ 100,250.00
Administrative	\$ 365,519.45
Community Activities	\$ 19,800.00
Utilities	\$ 50,445.00
Maintenance	\$ 480,524.52
Fountains	\$ 2,000.00
Irrigation	\$ 14,875.00
Pool/Pavilion	\$ 181,144.44
Building Maintenance	\$ 1,900.00
Courtesy Patrol	\$ 9,000.00
Lakes	\$ 18,305.00
Parks & Sport Courts	\$ 5,000.00
Repair & Replacement Reserve	\$ 178,166.78
TOTAL WATERVIEW EXPENSES	\$ 1,326,680.19
TOTAL BROADMOOR EXPENSES	\$ 100,250.00
Net Income Per Budget	\$ 0



President's Report

- 2022 Projects
- ARC Committee
- Violations
- HOA Communication
- Open Board Meetings

TENNIS COURT RENOVATION



- Resurfacing
- Pickleball lines
- New net
- New windscreens



WATERVIEW

➤ YTD Reserve expenditures in 2022 totaling \$155,700 includes the following:

- Tennis court renovation
- Camera system
- Irrigation
- Fountain replacement
- Pool furniture
- Deco seal of Swim Park
- Slide motor
- Brick wall & monument repairs

FULL RESERVE STUDY

WaterView Community Association, Inc.



Rowlett, Texas
July 18, 2018



This Report contains intellectual property developed by Reserve Advisors, Inc. and cannot be reproduced or distributed to those who conduct reserve studies without their written consent.

ARC COMMITTEE



The Architectural Review Committee (ARC) is appointed by the Board of Directors and reviews/ approves requests for exterior modifications and additions to homes within WaterView. This ensures that the Design Guidelines are being followed and conforms with the community standards. The members of the committee are all homeowners here in WaterView and volunteer their time to make sure the high standards set by the HOA are upheld.

ARC Committee Members

- Adam Dold
- Bill Barstow
- Chris Miller
- Gina Fincher
- Igor (Gary) Firzon
- Shane Shepherd
- Mark Robinson

VIOLATIONS



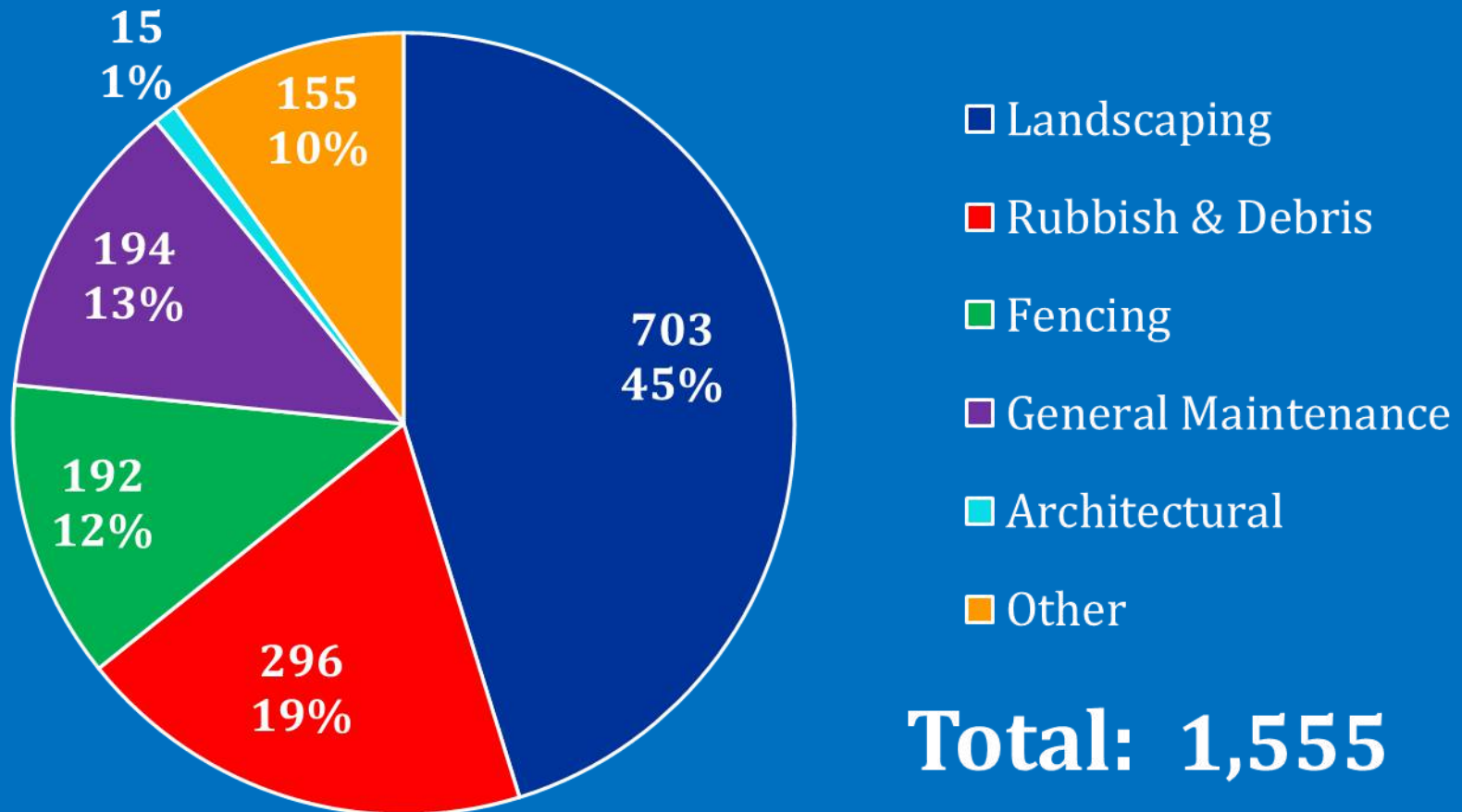
Most Commonly Addressed Violations

- Landscaping
- Visible Trash Receptacles/Debris in driveway
- Fence Maintenance & Replacement
- Mailbox Maintenance
- Repair/Replacement of Borders & Sidewalks
- Boat/Trailer Parking
- Modifications without ARC Approval
- Basketball Goals

VIOLATIONS



Violations over the last 6 months



VIOLATIONS



Violation Enforcement Policy

- 1. First Violation Letter – 10 days to comply**
- 2. Final Notice – 10 days to comply**
- 3. TROPA Notification (certified) – 30 days to comply**
(Owners are assessed a \$10 fee for this notification)
- 4. Fine Process - First day initial fine of \$25.00 is assessed and \$10.00 per day until violation is cured.**

HOA COMMUNICATION



WaterView HOA Website: www.waterviewhoa.com

- E-mail Alerts
- Documents
- Forms
- Calendar of Events
- Contact Information

The screenshot shows the homepage of the WaterView HOA website. At the top right, there are links for "Sign In" and a search bar. The main header features a large image of a lake with a fountain, overlaid with the "WaterView HOA" logo and the tagline "Bringing our Community Online". Below the header is a navigation menu with links: "Your Community", "Stay Connected", "Resource Center", "Management Office", "Classifieds", and "Contacts". The main content area starts with a "Welcome to WaterView" heading, followed by a paragraph describing the community's location and amenities. Below this is a "Click Here to Register Now" button with an image of a couple. At the bottom, there is a "Like Us On facebook" button and a footer with links for "Privacy Policy", "Terms of Service", "Rules and Regulations", and "Site Map", along with a copyright notice for FRONTSTEPS.

Sign In Search

WaterView
HOA
Bringing our Community Online

If you have any questions or would like further information about our community, click here.

Your Community Stay Connected Resource Center Management Office Classifieds Contacts

Welcome to WaterView

Our community is located in Rowlett on the western shore of Lake Ray Hubbard. WaterView is one of the best masterplanned neighborhoods in the DFW metropolitan area. There is an abundance of amenities in WaterView including a waterpark, golf course, tennis courts, fishing on numerous lakes, great schools, and parks. Make your move to the ultimate residential playground, WaterView!!!!!!

Simply click Sign In to access our association's website services now.

If you are new to the website, be sure to complete the Sign Up information to receive a password to the private and secured portions of the site.

Click Here to Register Now

Like Us On facebook

Privacy Policy | Terms of Service | Rules and Regulations | Site Map
Homeowners association management software by FRONTSTEPS © 2000-2018. All rights reserved.

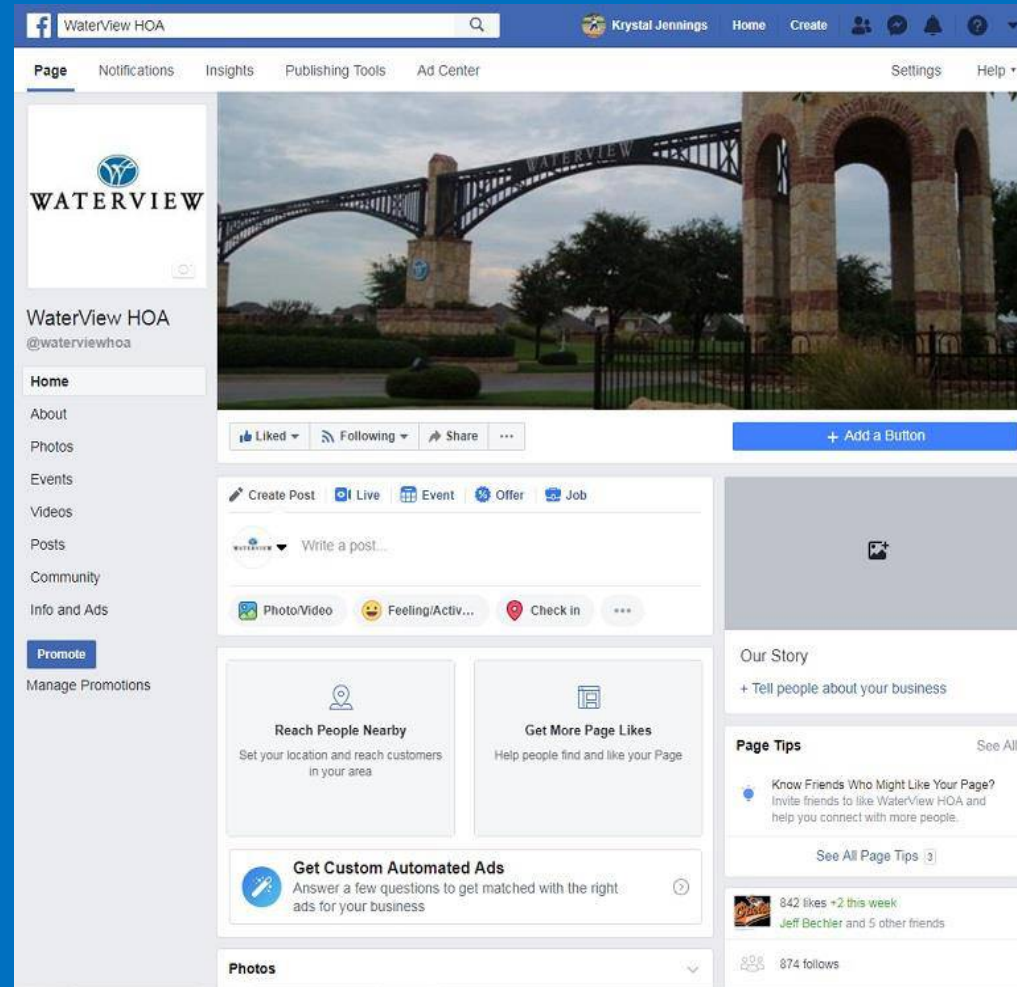
HOA COMMUNICATION



Facebook:

www.facebook.com/waterviewhoa

- The WaterView HOA has a Facebook page as another tool to communicate.



OPEN BOARD MEETINGS



- **The Board meets on an as needed basis and all homeowners are welcome to attend.**
- **We have an agenda format allowing for a homeowner open forum.**
- **Date, time & location is posted on the HOA website calendar and main office door.**
- **You can register to receive notice of the meetings via e-mail at meetings@waterviewhoa.com.**



City of Rowlett Presentation

- **Director of Economic Development – Libbey Tucker**
- **City of Rowlett City Council – Deb Schinder**



Announcement of New Board of Director Members



WATERVIEW

- Q & A (if time permits)
- Adjourn



WATERVIEW

**Happy Holidays &
Good Night!**