

WATERVIEW COMMUNITY ASSOCIATION, INC.
A Corporation Not-for-Profit

NOTICE OF THE 2024 ANNUAL MEETING

In accordance with Article II, Section 2.5 of the Bylaws for WaterView Community Association, Inc. you are hereby given notice that the Annual Meeting of Members will be held at the following date, time and place:

Date:	November 13, 2024 (Wednesday)
Registration:	6:45 PM
Meeting:	7:00 PM
Place:	The Waterview Golf Course Clubhouse 9509 Waterview Parkway Rowlett, TX 75089

For the year 2025, the WaterView Annual Assessment will be \$785, reflecting an increase of \$20. The Board has determined that this adjustment is necessary to keep up with rising market costs for goods and services needed to maintain and enhance the community. Please remember that assessments are due on January 1, 2025.

The purpose of this meeting is to conduct normal business of the Homeowners Association as well as electing two (2) candidates to the Board of Directors. A quorum is required to conduct this meeting. If you attend the meeting, you may vote in person by ballot. If you do not plan to attend, it is important that you complete, sign and return the enclosed Absentee Ballot to: WaterView Community Association, Inc., 7801 Kings Court, Rowlett, Texas 75089, fax (972) 463-7687 or email manager@waterviewhoa.com. **Absentee Ballot is due by noon (12:00pm) on November 13th.**

If quorum is not met another meeting will be called within 30 days from the date of this meeting.

Enclosed:

- Agenda
- Absentee Ballot
- November 2023 Annual Meeting Minutes
- Candidate Bios
- WaterView 2025 Budget (summary)

Dated: This 23rd day of October 2024

WaterView Community Association, Inc.
Annual Meeting
Waterview Golf Course Clubhouse
9509 Waterview Parkway
Rowlett, Texas 75089
7:00 PM
November 13, 2024
Agenda

Registration

Welcome

Establish Quorum and Call to Order

Proof of Notice of Meeting

Introductions:

- WaterView HOA Board Members
- WaterView HOA Employees

Approval of November 13, 2023 Annual Meeting Minutes

Board of Director candidate presentations

Casting of ballots

Presentation of the 2025 Budget

President's Report

Special Guests:

- City of Rowlett City Officials and Employees

Announcement of new Board of Director members

Q & A (if time permits)

Adjourn

Absentee Ballot

WaterView Community Association, Inc.
2024 Annual Meeting
November 13, 2024

For the Election of Directors

Please place a check next to each candidate you are voting for. Do not vote for more than two (2) candidates or none of your votes will be counted.

VOTE FOR UP TO TWO (2) CANDIDATES:

- Brownie Sherrill
- Adam Dold
- John Kurtz
- Mark Garcia

For the Approval of 2023 Annual Meeting Minutes

Vote to approve the Annual Meeting Minutes from November 13, 2023 *(Please select one of the options below)*.
(Refer to minutes located on the back of this page)

For _____

Against _____

In order for this Absentee Ballot to be counted the Member(s) of the association must complete the information below. There shall be only one (1) Absentee Ballot submitted per household.

Signature of Member(s)

Name of Member(s) (please print)

Property Address

E-mail Address

Date

"By casting your vote via absentee ballot, you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail."

WaterView Community Association, Inc.
Re-convened Annual Meeting
November 13, 2023
6:00 PM
WaterView Community Center
7801 Kings Court
Rowlett, TX 75089

The meeting was called to order at 6:03 pm at the WaterView Community Center.

Board Members in attendance:

Brad Marshall
Stephanie Morgan
John Kurtz

Board Members not in attendance:

Ty Taylor
Mark Garcia

Homeowner(s) Present:

Carter Holston

Management Members in attendance:

Dana Flores
Krystal Mann

A quorum was established in accordance with the 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 November 7, 2022 were approved.

Nominations from the floor - None

New Board Members Announced:

Brad Marshall, Stephanie Morgan and Carter Holston were elected to serve a two (2) year term.

Meeting Adjourned at 6:06 pm.

CANDIDATE BIOS

Brownie Sherrill

My wife and I have lived in Rowlett since 1991. We have been residents of WaterView since July 2007. I retired from Blue Cross Blue Shield in 2015 where I was a Senior System Analyst on mainframe computers using COBOL/DB2. I began volunteering with the city in 2011. I served on several advisory boards including Parks and Recreation, Senior Advisory, and Charter Review Commission where I chaired the Term Limits sub-committee. I have served 2 terms on the Rowlett City Council. In my final year as a councilmember, I served as Deputy Mayor Pro Tem. As a councilmember, I also served on 11 different Boards such as the Housing Finance Corporation, Animal Services Advisory Board, North Texas Crime Commission, NCTCOG Emergency Preparedness Planning Council and the Rockwall Emergency Services Corporation. I am a graduate of Leadership Rowlett Class #26, Citizen's Police Academy #3 and #33, Citizen's Fire Academy #18 and Citizen's City Academy #1. I am currently a member of the Board of Adjustments and Appeals until the end of this year.

I am currently an active member of the Rowlett Community Emergency Response Team (CERT), the Director of Volunteers in Police Service (VIPS), and a member of Skywarn. I am an Ambassador with the Chamber of Commerce.

As a member of the WaterView Community Association, Inc. Board of Directors, I will bring my past and present experiences and will work with the current membership to continue the great work in OUR community.

Adam Dold

I have been a proud member of our WaterView community for the past eight years. A devoted Christian and loving spouse, I have been married for over ten years and am proud parent to two children. Currently serving on the Architectural Review Committee (ARC), I'm committed to enhancing the beauty and integrity of our neighborhood.

As the owner of a faith-based roofing company here in Rowlett, I bring a wealth of experience in home improvement and community service. I believe in the importance of fostering a supportive and welcoming environment for all residents. With a strong sense of responsibility and a passion for community development, I'm eager to bring new ideas and a positive outlook to the HOA board.

John Kurtz

My name is John Kurtz and I'm a proud WaterView resident moving into Broadmoor in June, 2003. I'm currently the Vice President of Lending at Advancial Federal Credit Union and have been a part of the credit union industry for 35 years. As a volunteer with WaterView, I have served in many different capacities within our Broadmoor group of residents and then being a part of the WaterView Board of Directors from 2008-2012 and again from 2023 - 2024. I am currently the treasurer of the WaterView HOA Board of Directors. My reason for running again is simple. I'm still proud to tell people that I live in WaterView. The WaterView community and residents make this area special. With a large HOA of over 1,700 households, the challenges are fast and furious. The key to addressing these HOA challenges is to keep the pride in our area high by managing on a consistent basis which hopefully leads to seeing a positive return on investment of our HOA dues. I still firmly believe that WaterView supplies that and have no problem in volunteering my time in helping to keep it that way.

Mark Garcia

Hello, my name is Mark Garcia, and I am running for the WaterView Community Association Board of Directors. I have proudly called WaterView home since May 2004, where I live with my wife, Tina, and our daughters, Madeline and Chloe. Over the years, I have gained extensive experience in volunteer leadership roles, including serving on various boards.

For the past four years, I have had the privilege of serving on the WaterView Board of Directors, and for the last two years, I have been the Treasurer of the Garland High School Girls Athletics Booster Club. From 2008 to 2012, I served on the Rowlett Chamber of Commerce Board of Directors, and in 2011, I had the honor of being the Chamber's Chairman. Additionally, I served on the City of Rowlett's Golf Advisory Board for the WaterView Golf Course from 2009 to 2013, and I was a member of the Rowlett Economic Advisory Board and the Rowlett 2020 Visionary Committee from 2008 to 2011.

In my various roles, I have worked closely with staff, including helping to hire both interim and permanent Executive Directors for the Chamber of Commerce. I was also selected by the city to participate in the hiring processes for the Public Works Director and Economic Development Director.

My commitment to community and family has always been my priority, which is why I took a break from volunteer work to focus on my children when they were younger. With 25 years of experience in accounting/finance, and more than a decade specializing in business growth, startups, accounting, and property management, I believe I bring a valuable perspective to the board.

I am excited about the opportunity to continue serving the WaterView community for another two years and am dedicated to ensuring that our dues are used wisely and effectively. I look forward to contributing to the ongoing success of our neighborhood.

**WaterView Community Association, Inc.
2025 Budget Summary**

	<u><u>Total</u></u>	
REVENUE		
Assessment Revenues	\$1,365,115.00	Based on 1739 homeowners being billed \$785 annually.
Working Capital/Member Fees	\$11,100.00	The projected fee based on owner to owner resales of \$150 each.
Other Income	\$28,725.00	This includes investment interest income.
Activities Income	\$3,000.00	Income is generated from pavilion/community center rentals.
Interassociation Revenues	\$110,400.00	Based on 143 Broadmoor homeowners being billed at \$370 semi-annually and investment interest income.
TOTAL REVENUE	<u><u>\$1,518,340.00</u></u>	
EXPENSES		
Administrative	\$392,296.87	Includes expenditures for management salaries and benefits, management fees, professional fees, supplies, insurance, taxes, bad debt, and other miscellaneous.
Community Activities	\$20,600.00	Annual meeting, newsletter and three community events.
Utilities	\$62,535.00	WaterView common area electric, water, gas, and telephone.
Maintenance	\$483,353.80	Landscape contract, porter contract, landscape improvements, tree maintenance, seasonal color change, wall/fence maintenance, holiday decorations, signage, pest control and other common area maintenance.
Fountains	\$2,000.00	Maintenance to all lake fountains.
Irrigation	\$14,650.00	Maintain common area irrigation and inspection fee.
Pool/Pavilion	\$185,604.16	Lifeguard contract, 911 phone, pool maintenance and chemical contract, annual permits, restroom repairs, pool furniture, slide maintenance contract and other miscellaneous cleaning supplies.
Building Maintenance	\$1,900.00	Contingency allowance for community center repairs.
Courtesy Patrol	\$6,000.00	Off-duty officers to patrol the community.
Lakes	\$19,000.00	Contract for lake water quality.
Sport Courts & Fields	\$5,000.00	Maintain playgrounds and tennis court.
Interassociation Costs	\$110,400.00	Broadmoor expenses.
Repair & Replacement Reserves	<u>\$215,000.17</u>	WaterView reserve funding.
TOTAL EXPENSES	<u><u>\$1,518,340.00</u></u>	
NET INCOME PER BUDGET	<u><u>\$0.00</u></u>	
BUDGET BALANCE	<u><u>(\$0.00)</u></u>	