

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



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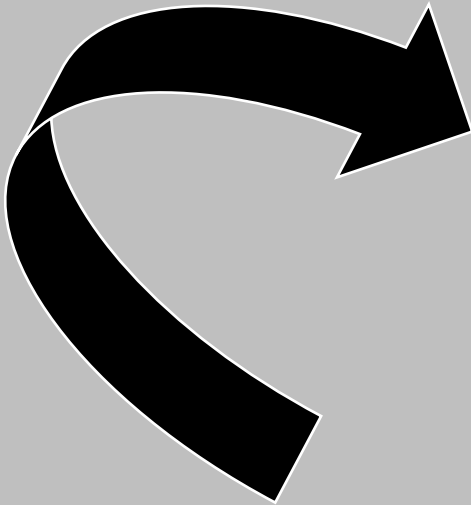
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- **Registration**
- **Welcome**
- **Establish Quorum and Call to Order**
- **Proof of Meeting Notice**
- **Introductions:**
  - **WaterView HOA Board Members**
  - **WaterView HOA Employees**
- **Approval of November 13, 2023 Annual Meeting Minutes**
- **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**

# Housekeeping Rules



Please turn off or silence  
your cell phone.

Hold ALL questions until  
the end for Q & A.



# Establish Quorum and Call to Order

If a quorum of 87 is not met the meeting cannot be called to order.

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Proof of Notice of Meeting



**W A T E R B U R Y**



# Board

*of Directors*



- **Stephanie Morgan - President**
- **Brad Marshall - Vice President**
- **John Kurtz - Treasurer**
- **Mark Garcia - Secretary**
- **Carter Holston - Director**



# WATERVIEW

**Dana Flores, CMCA, AMS**

- **Community Manager**

**Krystal Mann**

- **Assistant Community Manager**

**Lexi Nelson**

- **Administrative Assistant**

# HOA Employees

**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

**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 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**

# Board of Director Candidates



Brownie  
Sherrill

Adam  
Dold

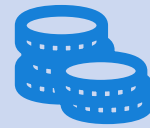
John  
Kurtz

Mark  
Garcia

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



# Presentation of the 2025 Budget



The budget summary is a condensed projection for the 2025 revenue and expenses.



For more detailed information please see HOA Management.

# 2025 Budget Summary

Total WaterView Revenue	\$ 1,407,940.00
Total Broadmoor Revenue	\$ 110,400.00
Administrative	<b>\$ 392,296.87</b>
Community Activities	<b>\$ 20,600.00</b>
Utilities	<b>\$ 62,535.00</b>
Maintenance	\$ 483,353.80
Fountains	\$ 2,000.00
Irrigation	\$ 14,650.00
Pool/Pavilion	<b>\$ 185,604.16</b>
Building Maintenance	\$ 1,900.00
Courtesy Patrol	\$ 6,000.00
Lakes	\$ 19,000.00
Parks & Sport Courts	\$ 5,000.00
Repair & Replacement Reserve	\$ 215,000.17
<b>TOTAL WATERVIEW EXPENSES</b>	<b>\$ 1,407,940.00</b>
<b>TOTAL BROADMOOR EXPENSES</b>	<b>\$ 110,400.00</b>
Net Income Per Budget	\$ 0

# 2025 Annual Assessment Increase Notice

- **The WaterView Annual Assessment will be \$785.00, an annual increase of \$20.00.**
- **The Broadmoor Semi-Annual Assessment will be \$370.00 (\$740.00 annually), an annual increase of \$20.00.**
- **The Board has determined that these adjustments are necessary to keep up with the rising market cost for goods and services needed to maintain and enhance 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**
- **2024: \$765.00**



# President's Report



**2024 Projects**

**Reserve Study**

**ARC Committee**

**Violations**

**HOA Communication**

**Open Board Meetings**

# 2024 Completed Projects

- ❖ Complete renovation/replacement of 3 community parks.
  - ✓ Main Park
  - ✓ Glenshee Park
  - ✓ Woodlands Trail Park

Reserve expense \$242,430



# MAIN PARK

Before



**AFTER**

# MAIN PARK



# GLENSHEE PARK



*Before*  
≡ *and* ≡  
*After*



BEFORE ➔

WOODLANDS  
TRAIL  
PARK



AFTER ➔



# FULL RESERVE STUDY

## WaterView Community Association, Inc.



Rowlett, Texas

July 18, 2018



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# What is a Reserve Study and Why is It Important?

## What is a Reserve Study?

- A Reserve Study is an essential capital planning tool for HOA's. It provides strategic guidance and a thorough analysis of community assets.

## Why is it important?

- A Reserve Study is important because it helps management and the Board see the big picture as it relates to property maintenance and financials.

## The Reserve Study includes two important parts:

- A physical analysis - This portion includes a component inventory, a physical condition assessment of the common areas that WaterView is responsible for maintaining and repairing, and life and valuation estimates. It also includes estimates of repair and/or replacement costs.
- A financial analysis - This portion includes the complete financial health – revenue, expenses and reserve fund balance are all under the microscope.

Having a Reserve Study is like having an investment strategy: you set aside funds today to cover future expenses. Success is dependent on understanding long-term expenditures and your ability to fund them through reserves.

# *ARC Committee*

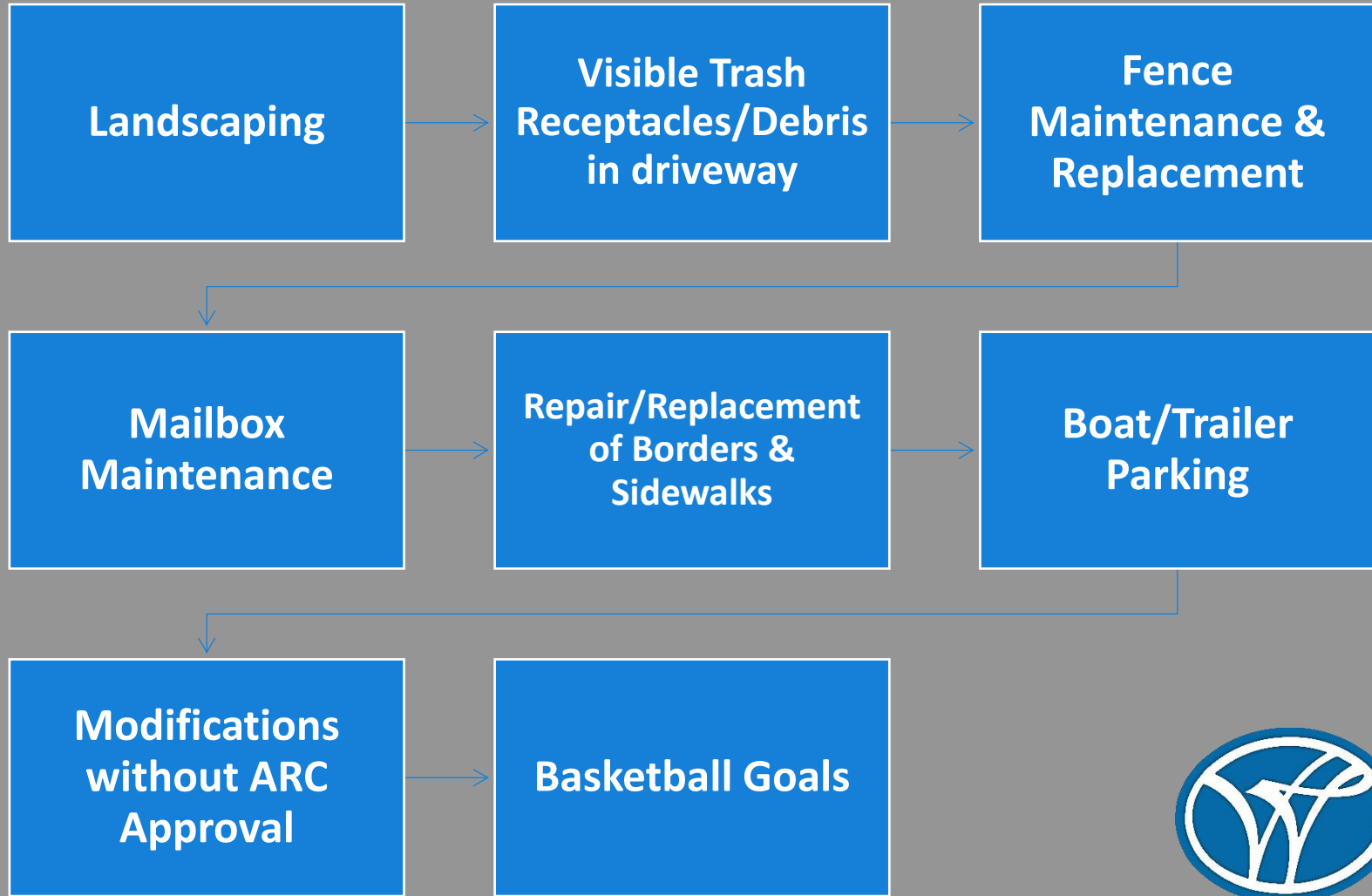
The Architectural Review Committee (ARC) is appointed by the Board of Directors and reviews/ approves requests for exterior modifications and additions to homes within WaterView. This ensures that the Design Guidelines are followed and conforms to the community standards. The committee members are all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

## ARC Committee Members

- Adam Dold
- Bill Barstow
- Chris Miller
- Gina Fincher
- Shane Shepherd
- Mark Robinson



# Most Commonly Addressed Violations



# Violation Enforcement Policy

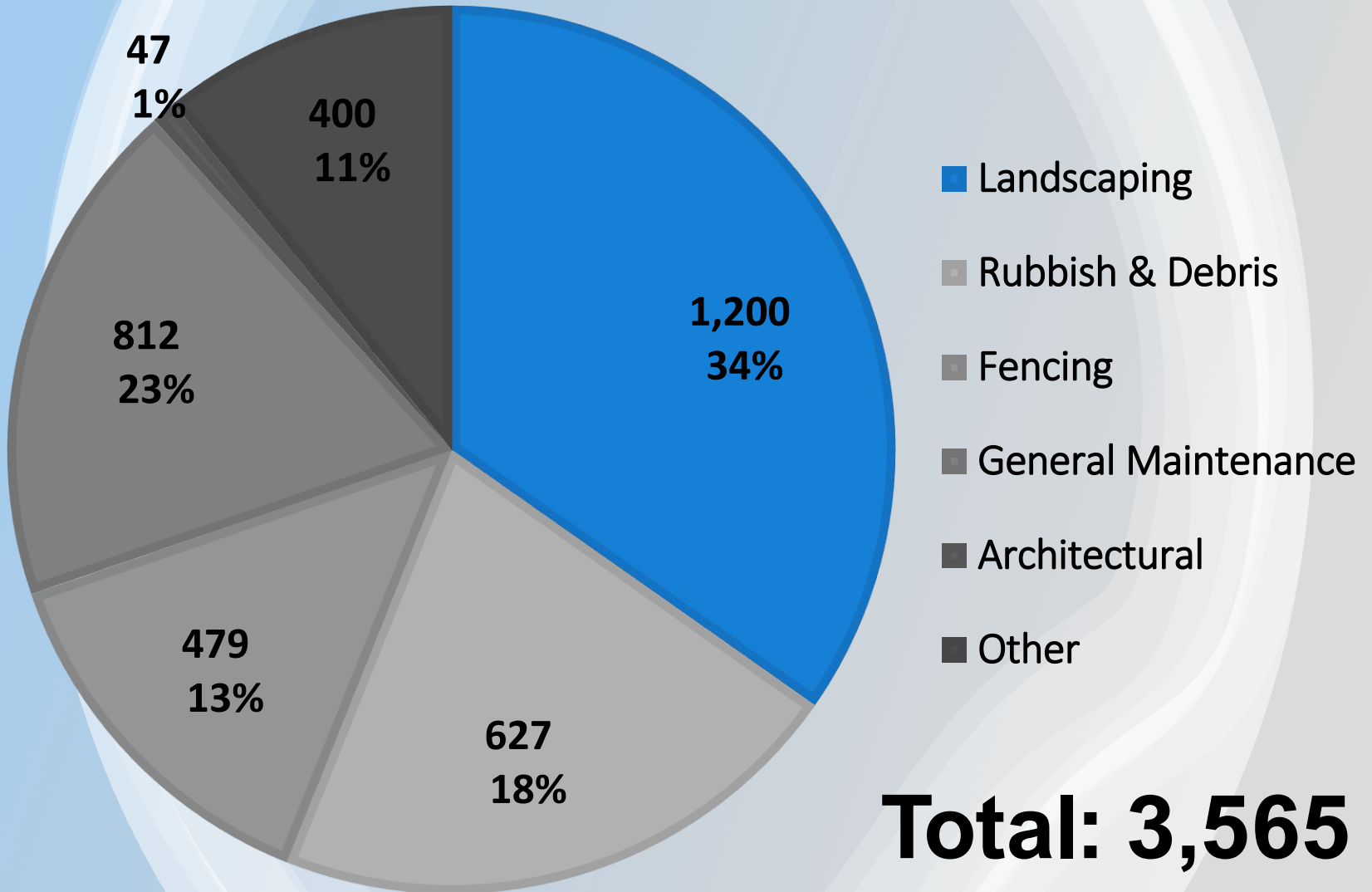
**1. First Violation  
Letter**  
10 days to comply

**2. Final Notice**  
10 days to comply

**3. TROPA  
Notification  
(certified)**  
30 days to comply  
Assessed \$10

**4. Fine Process**  
First day initial fine of  
\$25.00 is assessed and  
\$10.00 per day until  
the violation is cured.

# Violations Year to Date



**Total: 3,565**



# WaterView HOA Website

[www.waterviewhoa.com](http://www.waterviewhoa.com)

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

WaterView Homeowner Association

Healthy Active Lifestyle

WaterView Homeowner Association

Member Access

[Forgot your user name?](#)

[Forgot your password?](#)

[New Member? Register Here](#)

Welcome Home to WaterView  
Where Neighbors Become Lifelong Friends!



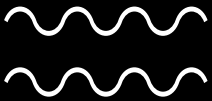
# HOA FACEBOOK PAGE



[www.facebook.com/waterviewhoa](https://www.facebook.com/waterviewhoa)

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

A screenshot of the WaterView HOA Facebook page. The page header shows the name 'WaterView HOA' and the profile picture, which is the WaterView logo. The main content area features a large photo of a stone and steel bridge with arches. Below the photo are interaction options like 'Liked', 'Following', and 'Share'. The page also includes a 'Write a post...' section with options for 'Photo/Video', 'Feeling/Activ...', and 'Check in'. On the right side, there are sections for 'Our Story', 'Page Tips', and a post from Jeff Bechler and 5 other friends. The bottom of the page shows 'Photos' and '874 follows'.



# OPEN BOARD MEETINGS

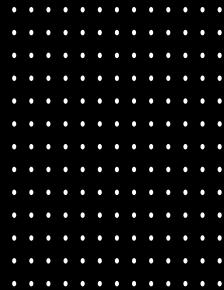


The Board meets on an as needed basis and all homeowners are welcome to attend.

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](mailto:meetings@waterviewhoa.com).





# City of Rowlett Introductions



# **Announcement of New Board of Director Members**



# WATERVIEW

**Q & A ( if time permits)**

**Adjourn**