



Annual Meeting of the Members

Thursday, February 13th, 2025

6:00 pm – 7:00 pm

Royse City High School “Cafeteria Room”

700 FM 2642, Royse City, TX 75189

www.verandahhoa.com

Agenda

- Establish Quorum (10%)
- Call Meeting to Order
- Introduction of Essex Association Management, L.P. Representatives
 - Dean McSherry, Senior Association Manager.
 - Victor Corcoran, Assistant Association Manager.
 - Robert Larin, Senior Administrative Assistant.
 - Gabi Ondziel, Administrative Assistant.
- Introduction of Royse City Chief of Police Kirk Aldridge (Update on Community Report)
- Proof of Notice
- Review of 2023 Annual Meeting Minutes
- Financial Review
 - December 2024 Balance Sheet & Income Summary Statement
- Community Updates
 - Completed Projects
 - Projects in Progress
 - Developer Updates
- Other Reports
 - Compliance Overview / Fining Policy
 - Web Submissions
- Adjournment
- Homeowner Q & A

Meeting Conduct



Essex has allocated time for Homeowner Questions and Answer at the end of this presentation.



Any questions during the meeting that did not get addressed can be submitted via the Association's website at www.verandahoa.com under the "Contact Us" tab or directly email your Community Association Manager, Dean McSherry at Dean@essexhoa.com.



Thank you for attending!

Let's make this a productive meeting!



Community Report

ROYSE CITY POLICE DEPARTMENT VERANDAH MUD ANNUAL ACTIVITY REPORT 2024	
CALLS FOR SERVICE	TOTAL CALLS FOR SERVICE 1,598
	CITIZEN GENERATED 889
	OFFICER GENERATED 709
CRIME STATISTICS	TOTAL OFFENSES 93
	PART ONE OFFENSES 64
	HOMICIDE 0
	SEXUAL ASSAULT 5
	ROBBERY 1
	ASSAULT 35
	BURGLARY 4
	THEFT 14
	AUTO THEFT 2
	DRUG RELATED 3
PART TWO OFFENSES 29	
ARRESTS	TOTAL ARRESTS 69
	FELONY 11
	MISDEMEANOR 38
	WARRANT 4
	MENTAL HEALTH DETENTIONS 16
TRAFFIC STOPS	TOTAL TRAFFIC STOPS 224
	WITH CITATION 84
	WITH WARNING 140
RESIDENTIAL ALARMS	TOTAL RESENTIAL ALARMS 115
	TRUE ALARMS 1
	FALSE ALARMS 114

Proof of Meeting Notice

Essex Association Management
c/o Verandah HOA
1512 Crescent Drive, Ste. 112
Carrollton, TX 75006



Important Annual Meeting Information



Royse City TX 75189

Notice of Annual Meeting of the Members

Thursday, February 13, 2025, at 6:00pm
Royse City High School
"Cafeteria Room"
700 FM 2642, Royse City, TX 75189

Dear Homeowner(s),

As the Managing Agent for **Verandah Homeowners' Association, Inc.**, we are pleased to announce that the Annual Meeting of the Members has been scheduled for **Thursday, February 13th, 2025, at 6:00 p.m.** The purpose of this meeting is to discuss the normal business of the Association and to present information on current Association affairs.

Enclosed in this packet you will find the Draft Agenda and Proxy. **Please Note, even if you plan on attending, it is important that you return your proxy, as unforeseen circumstances may occur which prevent you from being able to attend.** The Annual Meeting of the Members cannot be held unless quorum requirements are met, either in person or by proxy. If a meeting must be reconvened to a later date, the Association will incur additional costs. You may assign your proxy to a Member of the Board, or to a neighbor of your choice who will be in attendance.

We look forward to you joining us on **Thursday, February 13th, 2025.** Proxies may also be returned by mail to 1512 Crescent Dr. Suite 112, Carrollton, TX 75006 or e-mail to gabi@essexhoa.com. For any questions, please submit your inquiry via the "Contact Us" tab from the Association's website.

Sincerely,

Essex Association Management, L.P., Managing Agent
On behalf of Verandah Homeowners' Association, Inc.

Cc: Association file
Enclosure: Draft Agenda and Proxy

Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, TX 75006
Phone: (972) 428-2030 Fax: (469) 342-8205
www.verandahhoa.com

Review of 2023 Annual Meeting Minutes

Verandah HOA
Annual Meeting of the Members Minutes
February 21, 2024

Name	Title	Present
Brock Babb	President	N
Dustin Warren	Vice President	N
Ronald Corcoran	Secretary	N

Present from Essex Association Management, L.P.

Sean Corcoran, Director of Operations
Dean McSherry, Association Manager
Victor Corcoran, Assistant Association Manager
Robert Larin, Essex Support Staff

**Meeting Type, Location and Time
Annual Election Meeting**

In Person, Wednesday, February 21, 2024, at 7:00pm
Ruth Cherry Elementary "Cafeteria"
1450 Verandah Blvd, Royse City, TX 75189

Introduction: Sean introduced the Essex Association Representatives. Meeting called to order at 7:30 pm. (Due to large number of homeowners present and needing to sign in)

Quorum was met with a total of 134 signatures and 80 by way of proxy, with a total of 214.

Explanation of Election and Meeting Structure and Process

Sean showed the Proof of Notice of Meeting. The explanation of the meeting process was explained. Any questions will be saved for the end of the meeting.

The 2022 Unapproved Meeting Minutes were not approved/ BOD were not present.

Financial Review

The December 2023 Balance Sheet and Income Statement Summary was reviewed in its entirety, explaining each line item, and clarifying any significant variances presented.

Community & Board Updates

Sean presented and reviewed the Completed Projects to include:

- Increased Compliance Drives to Weekly
- 2024 Budget approved w/no assessment increase!
- Pool Inspection Completed – Jan 25
- Unauthorized Vehicles/Parking Procedure & Signage in place
- Advisory Committee formed, Jennifer Kampman – Social Chair and Alexia Spann – Advisory Chair
- Added (3) trash cans to park area
- Electrical Infrastructure Upgrade to Bridge Entrance
- Replaced broken Picnic table/Fence & Gate Repairs
- Removed sewer grates throughout community
- Successful / Holiday Event- Next Events: Easter & Garage Sales

Verandah HOA
Annual Meeting of the Members Minutes
February 21, 2024

Project In Progress / Discussion Items

- New gate access system for Pool/Amenity Center(bid received)
- Additional fountain for pond - Bid from LMS
- Search for On-site Community Manager process has begun
- Ordered new pool furniture
- Baseball Field Project- Bids for Finish Out
- Barricade Audit & Work Order
- Minor Pool Repairs per inspection report
- Playground Audit- Update Volleyball Court, etc.
- Monument Improvements- Valor Farms Entrance & Main entrance
- Crime Watch – researching with law enforcement
- Stray Dogs and Cats Policy & Procedures
-

Sean clarified Valor Farms Statement

Valor Farms is, and always has been, part of the Verandah Master Plan which was formed and incorporated December 20th, 2007. Valor Farms is a subdivision of Verandah and therefore part of the Verandah Homeowners Association, obligated to all rules and regulations (CCRs), and benefit from all current and future amenities. There are several other future subdivisions that are also part of the Master Plan. (see map)

Sean Provided Developer Updates

Unit Type Listing

- Total @ Buildout +/- 3772
- Current Owners 1746
- Current Builders +/- 136
- 46% Built

Phase Development

- Phase 3A to be delivered in Spring of 2025
- Phase 9 accepted Last Week, building to start Soon
 - Beazer & M/I Homes
- Phase 9 amenities scheduled to be delivered, Spring of 2025
- Phases 13 & 8 scheduled to be delivered Q3 2025
 - PH 13 Lennar
 - PH 8 DR Horton

****Plans subject to change

Compliance / Fining Policy / Web Submission

The notice and fining policy was explained indicating inspections being conducted twice monthly and the process of notices sent. Web submissions totaled (626)

Homeowner Q & A

1. Some homeowners want to change the CCRs. It is possible to do so in future, it would involve BOD approval voting and would incur financial costs.

Action Items:

1. Reach out to builders to clean up lots. Lots of trash is being left out on building sites (DR Horton, being one of the main ones with issue)

Review of 2023 Annual Meeting Minutes

2. Construction dump trucks are still not using the correct entrance.
3. Provide screening measures for trash cans (possibly a community wide standard).
4. There continues to be issues with Campers. Compliance needs to keep better track of violators.
5. Create a procedure method for calling for assistance for stray animals in the community. Discuss with MUD.

Adjournment

With no other business to discuss, Sean motioned to adjourn the meeting at 8:37pm.

Signature of Secretary or Board President

Date

Minutes Prepared by: Robert Larin on behalf of Verandah Homeowners Association, Inc.

December 2024 Balance Sheet

Balance Sheet Report Verandah Homeowners' Association, Inc.

As of December 31, 2024

	<u>Balance Dec 31, 2024</u>	<u>Balance Nov 30, 2024</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1001 - CIT Bank (NEW) Operating Account	184,753.79	64,526.73	120,227.06
1011 - CIT Bank-Reserve Premium Money Market	8,642.35	8,642.35	0.00
1012 - Truist-Reserve Acct	981.74	981.73	0.01
1013 - Chambers Bank Money Market	205,689.50	205,168.17	521.33
1200 - B1 Bank- High Yield MM	101,671.93	101,518.96	152.97
Total Assets	501,739.31	380,837.94	120,901.37
Receivables			
1400 - Accounts Receivable	220,336.71	225,910.28	(5,573.57)
Total Receivables	220,336.71	225,910.28	(5,573.57)
Total Assets	722,076.02	606,748.22	115,327.80
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	37,522.83	96,411.17	(58,888.34)
2050 - Prepaid Assessments	362,462.79	88,081.53	274,381.26
2200 - Notes Payable	339,523.11	339,523.11	0.00
Total Liabilities	739,508.73	524,015.81	215,492.92
Total Liabilities	739,508.73	524,015.81	215,492.92
<u>Owners' Equity</u>			
Equity			
3900 - Retained Earnings	(48,137.48)	(48,137.48)	0.00
Total Equity	(48,137.48)	(48,137.48)	0.00
Total Owners' Equity	(48,137.48)	(48,137.48)	0.00
Net Income / (Loss)	30,704.77	130,869.89	(100,165.12)
Total Liabilities and Equity	722,076.02	606,748.22	115,327.80

December 2024 Income Statement Summary

Income Statement Summary Verandah Homeowners' Association, Inc.

December 01, 2024 thru December 31, 2024

	Current Period			Year to Date (12 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	8,521.43	6,433.00	2,088.43	1,205,163.12	1,063,326.10	141,837.02	,063,326.10
Total Income	8,521.43	6,433.00	2,088.43	1,205,163.12	1,063,326.10	141,837.02	,063,326.10
Total General & Administrative	21,392.82	16,222.00	5,170.82	224,826.73	173,240.00	51,586.73	173,240.00
Total Taxes	26,119.81	31.00	26,088.81	26,273.25	375.00	25,898.25	375.00
Total Insurance	0.00	0.00	0.00	25,385.25	18,000.00	7,385.25	18,000.00
Total Utilities	17,027.28	14,016.00	3,011.28	245,181.89	168,200.00	76,981.89	168,200.00
Total Infrastructure & Maintenance	6,989.73	6,143.00	846.73	91,439.55	84,160.00	7,279.55	84,160.00
Total Pool	1,953.91	3,165.00	(1,211.09)	98,280.05	104,995.00	(6,714.95)	104,995.00
Total Landscaping	35,203.00	42,417.00	(7,214.00)	463,071.63	496,805.00	(33,733.37)	496,805.00
Total Reserves	0.00	17,551.10	(17,551.10)	0.00	17,551.10	(17,551.10)	17,551.10
Total Expense	108,686.55	99,545.10	9,141.45	1,174,458.35	1,063,326.10	111,132.25	,063,326.10
Net Income / (Loss)	(100,165.12)	(93,112.10)	(7,053.02)	30,704.77	0.00	30,704.77	0.00

2024 Completed Projects

- **Dog park**
 - Fencing has been completed
- **FM 2642 entrance improvements**
- **Basswood & Fimbry Dr breezeway improvements**
- **Community events**
 - Easter/Vendor fair/Fishing tournament/ Christmas party
- **Multiple Graffiti removals**
- **Community wide standards adopted**
 - Trash cans & trash can screening
 - One tree policy
- **Playground repairs**
- **Onsite Advisory meeting**
 - Advisory chair – Mark Bell
 - Events chair – Jen Kampman & Bree Cunningham

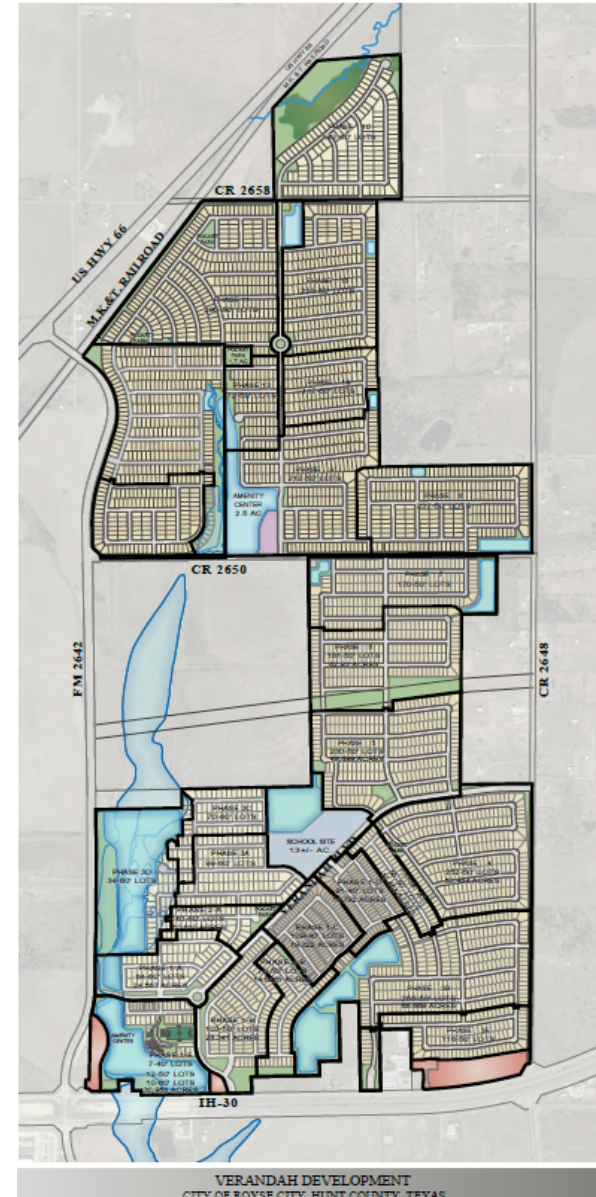
2025 Community Projects

- **Dog park**
 - Seating & signage
 - Spring dog park event
- **Additional dog station & trash cans**
 - We are evaluating potential improvements to the walking trail behind River Oak Lane, the common space off Verandah Blvd, Acacia Dr, and Fox Glove St.
- **Soccer field & volleyball court improvements**
- **Verandah boulevard fountain improvements**
- **Valor Farms playground project**
 - Currently reviewing playground structures for bidding process
- **FM 2642 entrances damages**
 - The HOA is in active communication with the construction manager regarding the road expansion work, as we are seeking comprehensive repairs and replacements for the damaged entrances.
- **Bayberry Pavillion improvements**
 - Lights & additional cameras to monitor after hours
- **Community Reserve study**

Developer Updates

Phase Development

- Phase 3A to be delivered in Spring of 2025
- Phase 9 accepted Last Week, Building to start Soon
 - Beazer & M/I Homes
- Phase 9 amenities scheduled to be delivered, Spring of 2025
- Phases 13 & 8 scheduled to be delivered Q3 2025
 - PH 13 Lennar
 - PH 8 DR Horton



Compliance Overview / Fining Policy

Covenants Count Report Verandah Homeowners' Association, Inc. January 01, 2024, thru December 31, 2024

Description	Violations
Lawn Maintenance	672
Trash Containers	416
No ACC Request Received	109
Improper Storage / Unsightly	98
Holiday Decor Removal	97
Unauthorized Parking	68
Landscape Maintenance	67
Parking	47
Trailer Parking	38
Exterior Maintenance	36
Improper Signage	23
Basketball Goals	16
Commercial Vehicle	16
Unsightly / Disrepair	14
Fence General Repair	9
Nuisances	8
Inoperable Vehicle	7
Pet and Animal Restrictions	7
Trash/Garbage Disposal	7
Debris / Greenery	5
Fence Lean	3
Non-Compliance of ACC Approval	2
Fence Panel	1
For Information Only	1
Non-Compliance of ACC Denial	1

Curable Violations	
The fine amounts noted can be any amount up to the maximum amount noted to the right of each column	
VIOLATIONS	
1 st Fine	Up to \$50.00
2 nd Fine	Up to \$75.00
3 rd Fine	Up to 100.00
4 th Fine & After	If compliance is not met after the end of ten (10) days from the date of the third letter is sent, the Owner will receive one (1) final notice advising that fines shall escalate at the rate of \$25.00 per for every ten (10) days in which the violation remains until the maximum fine amount of \$500.00 is reached at which time the violation will start over and be treated as a recurring violation subject to additional fees.
Notice penalties for all types of violations may vary as set forth in (b),(ii) above. If Fine is Levied, fine amount shall be set by the Board of Directors, but shall not exceed \$500.00. Fines are in addition to other enforcement actions available to the Association at the Board's sole discretion.	
Uncurable Violations and Violations	
Fine	Up to \$500.00 per Violation Occurrence
ALL FINES ARE LEVIED ON A PER OCCURRENCE BASIS AND ONCE MAXIMUM FINE IS REACHED, THE FINING SEQUENCE STARTS OVER AND MAY BE CONTINUOUS UNTIL THE VIOLATION(S) ARE REMEDIED.	

Total Number of Violations: 1768

Web Submissions

Verandah HOA Community Charts

Conversation Started: 01/01/24 to 12/31/24

Total Number of Submissions for Date Range: 547

Statistics by Age Data

Aged	Count
0 day(s)	1470
1 day(s)	1316
14 day(s)	7
15 day(s)	7
16 day(s)	7
2 day(s)	483
22 day(s)	7
27 day(s)	7
3 day(s)	322
4 day(s)	56
5 day(s)	28
6 day(s)	56
7 day(s)	21
75 day(s)	7
8 day(s)	21
9 day(s)	14

Statistics by Category Data

Selection	Count
Compliance	151
Billing	136
General Question	113
Pool	58
ACC	48
Maintenance	18
New Homeowner	12
Resale	8
Gate/Fob	2
Insurance	1

Statistics by Conversation Thread

Threads	Count
1 thread(s)	75
10 thread(s)	1
2 thread(s)	422
3 thread(s)	20
4 thread(s)	20
5 thread(s)	6
6 thread(s)	3
7 thread(s)	1
8 thread(s)	2

Statistics by Submission Group

Entity	Count
a homeowner	515
a renter or lessee	16
a realtor	11
a vendor	3
a builder	2

Office Information

Essex Association Management, L.P.

Monday – Friday
9:00 am – 5:00 pm

1512 Crescent Dr. Suite 112

Carrollton, Texas 75006

Phone: (972) 428-2030

Fax: (469) 342-8205

After Hours Emergency Line: (888) 740-2233

Community Manager: Dean McSherry


Dean@essexhoa.com

972-428-2030 Ext.7322

www.essexhoa.com

The Role of Essex Association Management, L.P

The day-to-day functions of your management team includes many different tasks.



Such tasks may include but are not limited to:

- Advise and provide administrative, managerial and operational counsel to the Board of Directors in order to assist the Board in decision making and in the operation of the business affairs of the Association
- Perform periodic site inspections of the community's common areas and routine site inspections of the individual homes
- Direct the enforcement of the restrictive covenants
- Assist in the processing of Architectural Modification Requests
- Obtain bids, evaluate and assist in acquiring insurance consistent with the restrictions and/or needs of the Association
- Supervise maintenance activities and contractor performances of vendors, obtain bids and provide proposals to the Board of Directors for new service and renewing contracts
- Provide Association financial reports, kept in accordance with GAAP (Generally Accepted Accounting Principles)
- Accounts payable and accounts receivable including the collection of delinquent accounts
- Develop and prepare Association budgets
- Work with an independent CPA firm to audit the Association books and records
- Serve as a receiving center for Association related homeowner and vendor telephone calls of all type and nature
- Reserve Fund Contribution

What Your Assessments Pay For

Essex Association Management, L.P. has been selected by the Board of Directors of your Association to provide professional management services. It is the goal of Essex Association Management to provide your community with quality service while fostering a mutual relationship of respect and trust.

- General maintenance of all common areas:
 - Mowing, edging, tree trimming, chemical treatments
 - Porter services
 - Replacement of trees and shrubs in the common areas
 - Installation and maintenance of seasonal color changes and mulch
- Electricity
 - To operate and maintain the Association's common elements and amenities, including lighting and irrigation systems
- Repairs and General Maintenance of the Common Areas, Elements, and Amenities
- Legal and tax services
 - Filing corporate, federal and state taxes, annual audits, and continual maintenance of Association books and records



Insurance premiums

- Ensuring the proper insurance is obtained, maintained, and premiums met



General and Administrative services (including but not limited to)

- Verandah Homeowners Association. website, correspondence, collection letters, ACC's, Compliance, postage, supplies, inspections, filing of Association documents, meetings and more.



Modification Request Forms may now be Submitted Online/ACC



Income Statements and Balance Sheets



Governing Documents



Call Center 9am-5pm



Important Phone Numbers



Bulletin Board/Newsletter



Volunteer Forms



Email Updates: Sign up Now!



www.verandahhoa.com

Homeowner Questions ?

If we were not able to address your question during this meeting the Essex will be reaching out to you directly or you may submit an inquiry via the “Contact Us” tab through your Associations website and an Essex Representative will respond back shortly.



Thank you all for Attending

www.verandahhoa.com

Adjournment

Verandah
Homeowners Association