

**Townhall Meeting
Villages of Hurricane Creek
October 19th, 2023**

Name	Present
Trevor Kollinger, Centurion American	Y
David Kizer, Centurion American	Y
Homeowners Present	38

Present from Essex Association Management, L.P.

Sean Corcoran, Director of Operations
Michael Morgan, Director of Association Services
Bret Hennington, Community Association Manager
Stacey Morgan, Director of ACC
Essex Support Staff (Renisha Darden, Wendy Bloom and Victor Corcoran)

Meeting Details

In-Person: Sue Evelyn Rattan Elementary School
1221 S Ferguson Pkwy, Anna TX 75049
Thursday, October 19th, 2023

Meeting called to order at 6:03 p.m.

Introduction:

Sean C. introduced the developers, and Essex Representatives who were present. An explanation of the meeting, structure, and process was given to the homeowners.

Financial Review:

Sean C. presented and reviewed the 2023 August financials, in its entirety, explaining each line item, any significant variances, or any questions brought up by homeowners.

Q: Why is the PID information not posted on the signs at the entrance?

A: Trevor is going to have to follow up on this as he was unsure of what the homeowner was talking about.

Community Updates:

- Sean C. presented and reviewed the completed and in progress projects for the Community.

Development Update:

- Sean C. presented and reviewed the development update.

Amenities Update:

- **Trevor Kollinger, Centurion American, began to give update.**
 - Agreement with City of Anna was to have Amenities completed 1 year after Phase 1 and Phase 2 of the development was complete. Once the City of Anna approves the plans for the amenities, he will begin construction 30 days after approval.
 - There will be two Amenity centers one in South and one in North, but all residents can use both.
 - Phase 1A North has been approved by City.
 - Phase 1B South is awaiting City approval.
 - It will take about 6 to 8 months to complete construction once they begin construction.
 - The Plan is to have both Phases completed by Summer of 2024.

Q: Why were we told by 1st Texas homes that the amenity center would be built summer of 2022, then summer of 2023 and now 2024?

A: Trevor: We were not aware that builders were telling homeowners this but the plan all along was for the Amenities to be built a year after Phase 1 and 2 of Hurricane creek were done.

Q: What happens if you do not have amenities built in a year?

A: Trevor: Everything stops until I complete the amenities per my agreement with the city.

Q: Why does the community down the road have their amenities already built with hardly any homeowners?

A: Trevor: I cannot answer that. I can only say that my agreement with the city was to have the amenity centers built a year after phase 1 and 2 of Hurricane creek were built.

Q: What amenities are being built?

A: Trevor: Dave will be covering all the amenities later in the presentation.

Q: Why are you building Amenity center in the North where no one lives?

A: Trevor: These plans have been approved so we can start on them. The center will be for all homeowners.

Q: Do you have pictures of what the amenities will look like?

A: Trevor: No, we did not bring pictures.

Q: What are you doing about streetlights? Certain areas are dark because of where the streetlights were placed.

A: Trevor: The streetlights were placed where the city told us they needed to go. We can look at the lighting plan and see if we can do anything, but City must approve.

Q: Why do we not have lights by the mailboxes?

A: Trevor: Good question. Again, we will need to go back and look at the plans. And will have to get post office approval to move or modify.

Q: I make a motion for Trevor to drive the community so he can see how bad the lighting is.

A: Trevor: Agreed to do this.

Q: Why do we not have speed limit signs throughout our community?

(one homeowner did state there were some speed limit signs)

A: Trevor: Again, that is based on what the city tells us.

Q: What is the plan to let us homeowners know what is going on? We contacted our HOA, and they don't know what is going on or can't tell else anything specific.

A: Trevor: Give me time to get the correct answers and you will get communication through your management company.

A: Sean: We want homeowners to have a response within 48 hours, but the goal is 24 hours. If you submit it on a Friday afternoon, it won't be seen till Monday. Web submission is the best form of communication since we can track it.

- **David Kizer, Centurion American, presented more information on the amenities.**

- The City Council of Anna approved plans sent to David who sent to the City of Anna for approval. City sent back to David with 40 comments that David must read and change. Once changes are made, he must re-submit to the City of Anna for approval. Once approved, he can start in about 30 days. Will take about 6-8 months to complete.
- The amenity center will have a small gym, meeting area, coffee bar, restroom, 3020 square foot pool 4 to 5 feet deep with a kid area and tanning ledge.
- There will be a playground for 4–12-year-olds.
- Walking trails
- Fence around pool with cameras everywhere but restrooms.

Q: Will there be cameras on the playground

A: No, but some cameras from the pool will capture parts of the playground.

Q: Do you have pictures of what it will look like or what type of playground equipment there will be?

A: David: No, but I can show you the map but no pictures.

Q: Will there be lights or cameras on the walking trails?

A: David: No, you run into an electricity issue, but it is something the management company can discuss.

Q: What happens to the money not spent?

A: Stays in the reserve fund for future use/projects.

Q: The junction boxes near the driveways, what can be done about them? They seem to get hit and damaged.

A: The developer and HOA management will need to discuss.

Q: Why is the fountain at the entrance not working?

A: We are waiting on Mustang Water Company to install the water meter.

Q: Do you know when the HOA Board elections will be held?

A: The transition to homeowner board starts to happen when you are about 75% built out. Probably about 3-4 years.

Q: What is being done about parking on the street and about house that was painted so it is different than rest of houses in community?

A: We didn't bring a compliance update but anything like that you can submit a web submission so we can investigate and work to fix the issue.

- **Follow ups from the town hall meeting:**

Developer:

- PID information about posting on sign.
- Concept maps of Amenity Center, pool, and playground equipment.

New Development:

- Streetlight audit:
Update 11/1/2023 Completed by Trevor Kollinger. Lights were installed per plan approved by the City of Anna.
- Traffic sign audit
Update 11/1/2023 Completed by Trevor Kollinger. More traffic signs have been ordered.
- Utility poles and boxes audit
- CBU lighting options
Solar Lights are being tested for use on the CBUs.
- Complete open projects

Operations:

- HOA Signs-about meetings or go to website (QR code)
- Advisory committees
- Send/post Amenity Center and Pool information.
- New property manager introduction.