



THE VILLAGES OF
HURRICANE CREEK
HOMEOWNERS ASSOCIATION

Board of Directors Meeting

1st Quarter

Thursday, June 12, 2025 ~ 2:00 p.m.

[Join the meeting now](#)

Meeting ID: 243 117 937 607 0

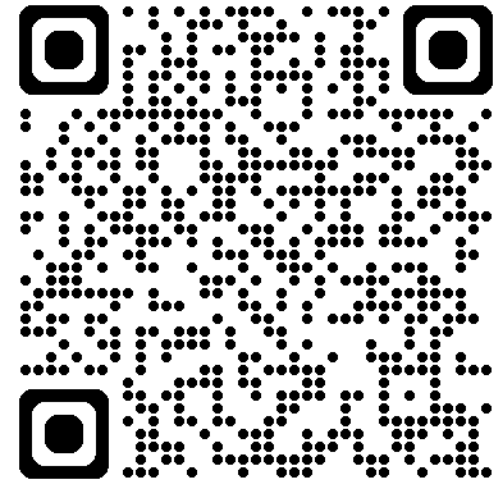
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[+1 323-433-2148,,788388944#](#) United States, Los Angeles

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Phone conference ID: 788 388 944#



Agenda

Establish
Board
Quorum

Call Meeting
to Order

Introduction of the
Board of Directors

- Travis Biber, President
- Dustin Warren, Vice President
- Victor Tannous, Secretary

Introduction of Essex
Association Management, L.P.
Representatives

- Michael Morgan, Director of Association Services
- Holly Belvin, Account Manager
- Property Management Team
- Essex Support Staff

Approval of
November
2024 Meeting
Minutes

Financial Review

- 2024 Year End
- 2025 1st Quarter

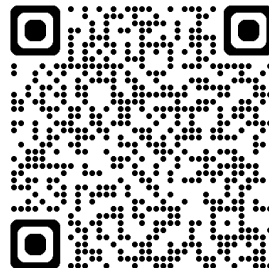
Community
/ Developer
Updates

Adjourned

Virtual meetings of the Board are open for listening and/or viewing only. Questions can be submitted at any time via the Association's website at www.villagesofhurricanecreekhoa.com under the "Contact Us" tab.

We welcome all Villages of Hurricane Creek Homeowners that have joined us today!

- We would like to remind everyone that this meeting is specifically a Board of Directors meeting and as such, is open for **Listening and Viewing** only.
- We are in the process of scheduling a Townhall meeting for VOHC Residents and Homeowners, at which time all questions and concerns will be addressed.
- Residents and Homeowners may also submit questions and concerns at any time, via the website at www.villagesofhurricanecreekhoa.com “Contact Us” tab or scan the QR code below.



Approval of November 2024 Meeting Minutes

Board of Directors Meeting Minutes
Villages of Hurricane Creek Homeowners Association, Inc.
11.13.2024



Name	Title	Present
Travis Biber	President	Y
Dustin Warren	Vice President	Y
Victor Tannous	Secretary	Y

Present from Essex Association Management, L.P.:
Michael Morgan, Director of Association Services
Rebecca Reach, Account Manager
Bret Hennington, Association Manager
Robert Larin, Assistant Association Manager
Essex Support Staff

Meeting Type and Location:

Board of Directors
Virtual Meeting
November 13, 2024 @ 1:00 pm

Meeting called to order at 1:01pm.

Introductions: Michael gave introductions to the Board of Directors and Essex Association Representatives.

August 2024 Board of Directors Meeting Minutes:

- The August 20th, 2024, Meeting Minutes were presented and reviewed. With no further questions Travis Biber Motioned to approve the August 20th, 2024, meeting minutes, Victor Tannous seconded, with all in favor, motion so carried. Approved and executed minutes to be posted to the Association's website.

Financial Review

- Michael reviewed September 2024 Balance Sheet and Income Statement Summary explaining what each line item consists of and any significant variances. No further questions from the Board of Directors. With no further questions, Travis Biber motioned to approve the 3rd Quarter financials, Victor Tannous seconded. With all in favor, motion so carried.

2025 Budget Approval:

- Michael briefly reviewed the 2025 Proposed Budget Summary as Option A (no increase) and Option B (increase) and explained any changes per line item that may consist of significant variances. No further questions were brought up by the Board. Travis Biber motioned to Approve 2025 Proposed Budget, Victor Tannous seconded, with all in favor, motion so carried.
- Summary –
 - Regular Assessment
 - \$540.00 semi-annually – Detached (no increase)
 - \$800.00 Quarterly – Townhome
 - Take Downs
 - Forecasted 75 Detached per quarter
 - Forecasted 25 Townhomes per quarter
 - Home Sales
 - Forecasted 20 home sales per month
 - Forecasted 10 Townhomes per month
 - Maintenance Cost increases based on inflation adjustments and new phase
 - Water & Electric
 - Landscaping and Irrigation
 - General Liability and DO insurance
 - Reserves
 - \$66.8K
 - Contingency Funding
 - \$66.8K

Minutes Prepared by: Wendy Bloom, Essex Association Management, L.P., On behalf of Villages of Hurricane Creek Homeowners Association, Inc.

Board of Directors Meeting Minutes
Villages of Hurricane Creek Homeowners Association, Inc.
11.13.2024

Association Updates:

- Amenity Centers complete by Spring of 2025-weather permitting
- Pools complete by Swim Season of 2025-weather permitting
- New DG in common areas
- Christmas Lights being installed

Unit Type Listing – Current Units:

- Single Family / South: 250
- Builder South: 264
- Single Family / North: 177
- Builder Townhomes North: 58
- Townhome Owner: 1

Web Submissions:

Totaled (33) with most of them regarding General Questions, Compliance and Billing.

With no other business to discuss, motion to adjourn at 1:14 pm. Victor Tannous motioned to adjourn; Travis Biber seconded. With all in favor motion so carried.

Signature of Secretary or Board President

Date

Minutes Prepared by: Wendy Bloom, Essex Association Management, L.P., On behalf of Villages of Hurricane Creek Homeowners Association, Inc.

2024 ~ Year End Balance Sheet Summary

Balance Sheet Report The Villages of Hurricane Creek As of December 31, 2024

	Balance Dec 31, 2024	Balance Nov 30, 2024	Change
<u>Assets</u>			
Assets			
1010 - CIT Bank Operating Account	397,629.35	364,881.53	32,747.82
1011 - CIT Bank Reserve Account	75,425.43	75,411.34	14.09
Total Assets	473,054.78	440,292.87	32,761.91
Receivables			
1400 - Accounts Receivable	24,112.68	25,900.18	(1,787.50)
Total Receivables	24,112.68	25,900.18	(1,787.50)
Total Assets	497,167.46	466,193.05	30,974.41
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	13,490.80	46,305.55	(32,814.75)
2050 - Prepaid Assessments	141,141.75	52,692.70	88,449.05
Total Liabilities	154,632.55	98,998.25	55,634.30
Total Liabilities	154,632.55	98,998.25	55,634.30
<u>Owners' Equity</u>			
Equity			
3900 - Retained Earnings	75,845.58	75,845.58	0.00
Total Equity	75,845.58	75,845.58	0.00
Total Owners' Equity	75,845.58	75,845.58	0.00
Net Income / (Loss)	266,689.33	291,349.22	(24,659.89)
Total Liabilities and Equity	497,167.46	466,193.05	30,974.41

2024 ~ Year End Income Statement Summary

Income Statement Summary The Villages of Hurricane Creek

December 01, 2024 thru December 31, 2024

	Current Period			Year to Date (12 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	12,939.58	7,556.00	5,383.58	962,879.45	693,517.00	269,362.45	693,517.00
Total Income	12,939.58	7,556.00	5,383.58	962,879.45	693,517.00	269,362.45	693,517.00
Total Expenses	0.00	0.00	0.00	0.00	1.47	(1.47)	1.47
Total General & Administrative	5,697.86	3,215.00	2,482.86	62,513.69	40,562.50	21,951.19	40,562.50
Total Taxes	597.61	0.00	597.61	597.61	0.00	597.61	0.00
Total Insurance	0.00	0.00	0.00	8,598.19	11,500.00	(2,901.81)	11,500.00
Total Utilities	8,595.47	5,726.66	2,868.81	297,471.24	93,620.00	203,851.24	93,620.00
Total Infrastructure & Maintenance	4,404.95	6,147.60	(1,742.65)	102,266.17	96,021.60	6,244.57	96,021.60
Total Pool	0.00	3,666.34	(3,666.34)	0.00	105,550.00	(105,550.00)	105,550.00
Total Landscaping	18,303.58	19,663.00	(1,359.42)	224,743.22	214,352.00	10,391.22	214,352.00
Total Townhome Expenses	0.00	16,268.37	(16,268.37)	0.00	131,909.43	(131,909.43)	131,909.43
Total Expense	37,599.47	54,686.97	(17,087.50)	696,190.12	693,517.00	2,673.12	693,517.00
Net Income / (Loss)	(24,659.89)	(47,130.97)	22,471.08	266,689.33	0.00	266,689.33	0.00

2025 1st Quarter Balance Sheet Report

Balance Sheet Report The Villages of Hurricane Creek

As of March 31, 2025

	<u>Balance Mar 31, 2025</u>	<u>Balance Feb 28, 2025</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1010 - CIT Bank Operating Account	392,947.94	612,002.85	(219,054.91)
1011 - CIT Bank Reserve Account	75,464.80	75,452.25	12.55
Total Assets	468,412.74	687,455.10	(219,042.36)
Receivables			
1400 - Accounts Receivable	95,946.15	120,081.54	(24,135.39)
Total Receivables	95,946.15	120,081.54	(24,135.39)
Total Assets	564,358.89	807,536.64	(243,177.75)
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	13,305.98	6,536.87	6,769.11
2050 - Prepaid Assessments	42,271.89	29,139.59	13,132.30
Total Liabilities	55,577.87	35,676.46	19,901.41
Total Liabilities	55,577.87	35,676.46	19,901.41
<u>Owners' Equity</u>			
Equity			
3000 - Opening Bal Equity	(245,000.00)	0.00	(245,000.00)
3900 - Retained Earnings	342,534.91	342,534.91	0.00
Total Equity	97,534.91	342,534.91	(245,000.00)
Total Owners' Equity	97,534.91	342,534.91	(245,000.00)
Net Income / (Loss)	411,246.11	429,325.27	(18,079.16)
Total Liabilities and Equity	564,358.89	807,536.64	(243,177.75)

2025 1st Quarter Income Statement Summary

Income Statement Summary The Villages of Hurricane Creek

March 01, 2025 thru March 31, 2025

	Current Period			Year to Date (3 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	21,525.22	27,081.00	(5,555.78)	530,943.88	403,984.00	126,959.88	,253,447.00
Total Income	21,525.22	27,081.00	(5,555.78)	530,943.88	403,984.00	126,959.88	,253,447.00
Total Expenses	0.00	0.00	0.00	0.00	66,824.54	(66,824.54)	66,824.54
Total General & Administrative	8,553.56	5,442.00	3,111.56	22,110.72	17,091.00	5,019.72	72,885.00
Total Insurance	2,850.71	0.00	2,850.71	2,850.71	23,000.00	(20,149.29)	23,000.00
Total Utilities	4,235.96	20,949.79	(16,713.83)	10,095.20	62,850.00	(52,754.80)	251,400.00
Total Infrastructure & Maintenance	4,306.05	10,834.43	(6,528.38)	11,467.55	33,103.30	(21,635.75)	144,085.92
Total Pool	0.00	600.00	(600.00)	0.00	1,950.00	(1,950.00)	136,660.00
Total Landscaping	15,488.04	20,199.50	(4,711.46)	52,832.36	60,600.50	(7,768.14)	242,402.00
Total Townhome Expenses	4,170.06	15,465.25	(11,295.19)	20,341.23	32,698.50	(12,357.27)	249,365.00
Total Reserves	0.00	0.00	0.00	0.00	0.00	0.00	66,824.54
Total Expense	39,604.38	73,490.97	(33,886.59)	119,697.77	298,117.84	(178,420.07)	,253,447.00
Net Income / (Loss)	(18,079.16)	(46,409.97)	28,330.81	411,246.11	105,866.16	305,379.95	0.00

Community Updates

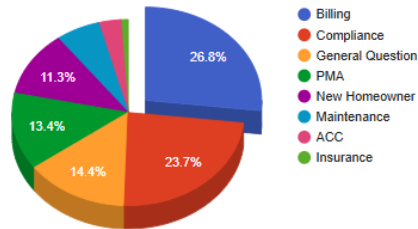
Villages of Hurricane Creek Community Charts

Conversation Started: 01/01/25 to 06/10/25

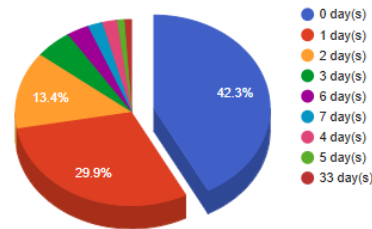
Total Number of Submissions for Date Range: 84

Pie Charts ordered by: Percentage (high-to-low)

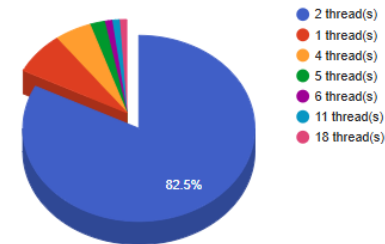
Submissions by Category



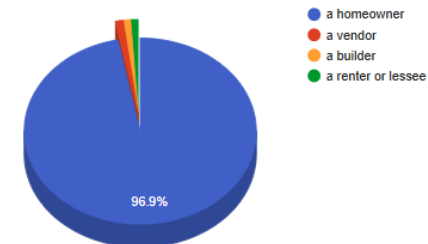
Statistics by Age



Statistics by Conversation Thread



Statistics by Submission Group



Statistics by:

Category Data

Selection	Count
Billing	26
Compliance	23
General Question	14
PMA	13
New Homeowner	11
Maintenance	6
ACC	3
Insurance	1

Age Data

Aged	Count
0 day(s)	287
1 day(s)	203
2 day(s)	91
3 day(s)	35
33 day(s)	7
4 day(s)	14
5 day(s)	7
6 day(s)	21
7 day(s)	14

Conversation Thread

Threads	Count
1 thread(s)	7
11 thread(s)	1
18 thread(s)	1
2 thread(s)	80
4 thread(s)	5
5 thread(s)	2
6 thread(s)	1

Submission Group

Entity	Count
a homeowner	94
a vendor	1
a builder	1
a renter or lessee	1

Community Updates

Unit Type Listing by Date The Villages of Hurricane Creek As Of Tue Jun 10, 2025

Unit Type	Max. Units	Curr. Units	Sq. Foot	Percent Interest	Late Fee	Occupied Flag
01 -- Single Family Homes South	883	324			0.00	Occupied
02 -- Builder		253			0.00	Occupied
03 -- Single Family Homes North	911	262			0.00	Occupied
04 -- Common Areas		0			0.00	Occupied
05 -- Declarant / Developer Lots		0			0.00	Occupied
06 -- Builder Townhomes North		40			0.00	Occupied
COMMON -- Common Area Unit	1	1		0.00000000%	0.00	Unoccupied
TH -- Townhome Owner		18			0.00	Occupied
Total Percentage Interest based on Max number of units:				<u>0.00000000%</u>		

Community and Developer Updates

*Awaiting Pool Furniture
Quote for both pool
locations ~ We are
getting close!*

Erosion issues in
several areas are
being addressed

Current weather conditions have certainly proven to be a challenge



Playground installation underway!



Amenity Center and Pool progress



REQUEST FOR APPROVAL:

A VOHC Homeowner is also a Real Estate Agent who has a client that is currently going through the casting process to potentially be on the show House Hunters. The production company requires the approval of the HOA prior to filming. The home that would be featured is 813 Meadow Spring Ln, Anna, 75409.

Questions from the Board?

➤ Homeowners Contact Us!



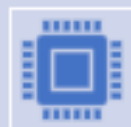
A PROFESSIONAL PROPERTY MANAGEMENT COMPANY



Phone: (972) 428-2030



Fax: (469) 342-8205



**After Hours Emergency
Line: (888) 740-2233**

For a quick response, go to your community website or www.essexhoa.com and submit your inquiry under the “Contact Us” page. An agent will begin working on your inquiry the moment it is received.

Adjourned



THE VILLAGES OF
HURRICANE CREEK
HOMEOWNERS ASSOCIATION