



FRISCO HILLS



HOMEOWNERS ASSOCIATION

Date:

Wednesday, May 31, 2017

Time:

7:00pm – 8:00pm

Location:

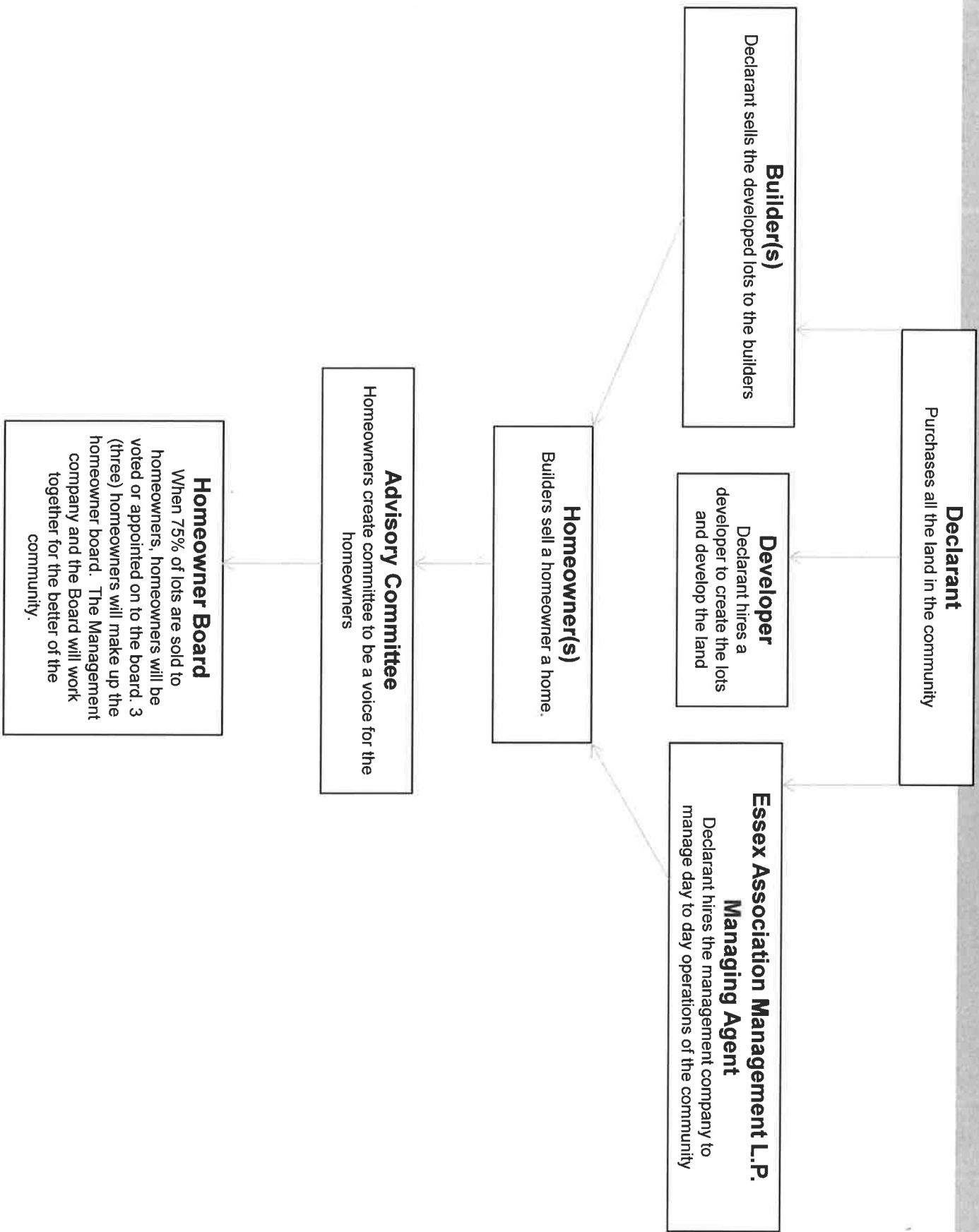
**Miller Elementary School Cafeteria
300 Cypress Hill Drive
Little Elm, TX 75068**

www.friscohillshoa.com

Agenda

- Call meeting to order
- Establish Quorum (30%)
- Financials
 - 2016 Year End Summary
 - 2017 Year to Date (April)
- Review meeting minutes from Annual Meeting June 30th, 2016
- Community Update
- Projects in Progress
- Developer Update
- Compliance Overview
- Web Submission Report
- Q & A
- Adjournment

- Introduce Advisory Committee
 - Dean Cardwell
 - Billy Logsdan
 - Scott Jarrell
 - Niki Grogan
 - Vance Fritz
 - Kevin Clark
 - Dan Irvin
 - Megan Gonzales
- Introduce Essex Association Management L.P.
 - Michael Morgan, Director of Association Services
 - Suzanne Henry, Essex Support



2016 Year End Financial Summary

Income Statement Summary Homeowners Association of Frisco Hills, Inc. December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (12 months)			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Total Income	5,129.32	7,730.00	(2,600.68)	465,934.57	367,268.00	98,666.57	367,268.00
Total Income	5,129.32	7,730.00	(2,600.68)	465,934.57	367,268.00	98,666.57	367,268.00
Reserve Contribution	50,000.00	50,000.00	0.00	50,000.00	50,000.00	0.00	50,000.00
Total General & Administrative	5,643.50	6,468.00	(814.50)	77,154.20	66,875.00	10,279.20	66,875.00
Total Taxes	0.00	0.00	0.00	0.00	50.00	(50.00)	50.00
Total Insurance	0.00	0.00	0.00	3,857.36	5,953.00	(2,095.64)	5,953.00
Total Utilities	551.16	959.00	(407.84)	10,426.31	12,100.00	(1,673.69)	12,100.00
Total Infrastructure & Maintenance	14,475.00	3,500.00	10,975.00	98,016.63	12,000.00	86,016.63	12,000.00
Total Pool	1,344.88	2,016.00	(671.12)	67,457.49	56,600.00	10,857.49	56,600.00
Total Landscaping	23,705.36	9,050.00	14,655.36	163,074.26	130,482.00	32,592.26	130,482.00
Total Expense	95,719.90	71,983.00	23,736.90	469,986.25	334,060.00	135,926.25	334,060.00
Net Income / (Loss)	(90,590.58)	(64,253.00)	(26,337.58)	(4,051.68)	33,208.00	(37,259.68)	33,208.00

2017 Year to Date Financial Summary

Income Statement Summary Homeowners Association of Frisco Hills, Inc. April 01, 2017 thru April 30, 2017

	Current Period			Year to Date (4 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	4,086.22	9,267.00	(5,180.78)	478,949.30	477,975.00	974.30	529,750.00
Total Income	4,086.22	9,267.00	(5,180.78)	478,949.30	477,975.00	974.30	529,750.00
Total Reserve Cont.	0.00	0.00	0.00	0.00	0.00	0.00	179,370.00
Total General & Administrative	6,266.99	10,017.00	(3,750.01)	31,818.92	28,037.00	3,781.92	83,930.00
Total Insurance	296.38	0.00	296.38	1,418.12	4,800.00	(3,381.88)	4,800.00
Total Utilities	527.72	1,125.00	(597.28)	2,198.41	4,500.00	(2,301.59)	13,500.00
Total Infrastructure & Maintenance	0.00	2,508.00	(2,508.00)	45,147.21	7,033.00	38,114.21	16,100.00
Total Pool	1,244.88	8,661.00	(7,416.12)	7,926.26	16,649.00	(8,722.74)	75,450.00
Total Landscaping	11,604.37	15,550.00	(3,945.63)	49,526.20	53,200.00	(3,673.80)	156,600.00
Total Expense	19,940.34	37,861.00	(17,920.66)	138,035.12	114,219.00	23,816.12	529,750.00
Net Income / (Loss)	(15,854.12)	(28,594.00)	12,739.88	340,914.18	363,756.00	(22,841.82)	0.00

Community Updates

- * Created an Advisory Committee
- * Cleaned up entrance landscaping
- * Removed rebar on brick wall behind Sundrop
- * Replaced tree along Rockhill from storm damage
- * Ordered pool furniture
- * Bolted down picnic tables at the pool
- * Installed wood fence panels around pool equipment
- * Created HOA signs for the entrances
- * Repaired pool leak
- * Repaired irrigation controller
- * Repaired pool gate
- * Replaced trees by the pool area
- * Removed debris in multiple areas of the community
- * Repainted Frisco Hills monuments at entrances
- * Mulched trees and flowerbeds
- * Replaced American Flag
- * Repaired the irrigation decoder on Cypress and Rockhill Road
- * Repaired truck ruts in landscaping on Sundrop
- * Mowing between Bluebell and Blueberry Hill
- * New Landscaping Company
- * Playground
- * Added electricity to all entrances for holiday decor

Projects In Progress

- Lighting in the playground area
- Bike rack in playground area
- Landscaping around playground install
- Pool additions (splash park, added decking, additional amenities)
- Pet station and trash can at playground
- Flag relocation
- Cracked common area walls
- Trail

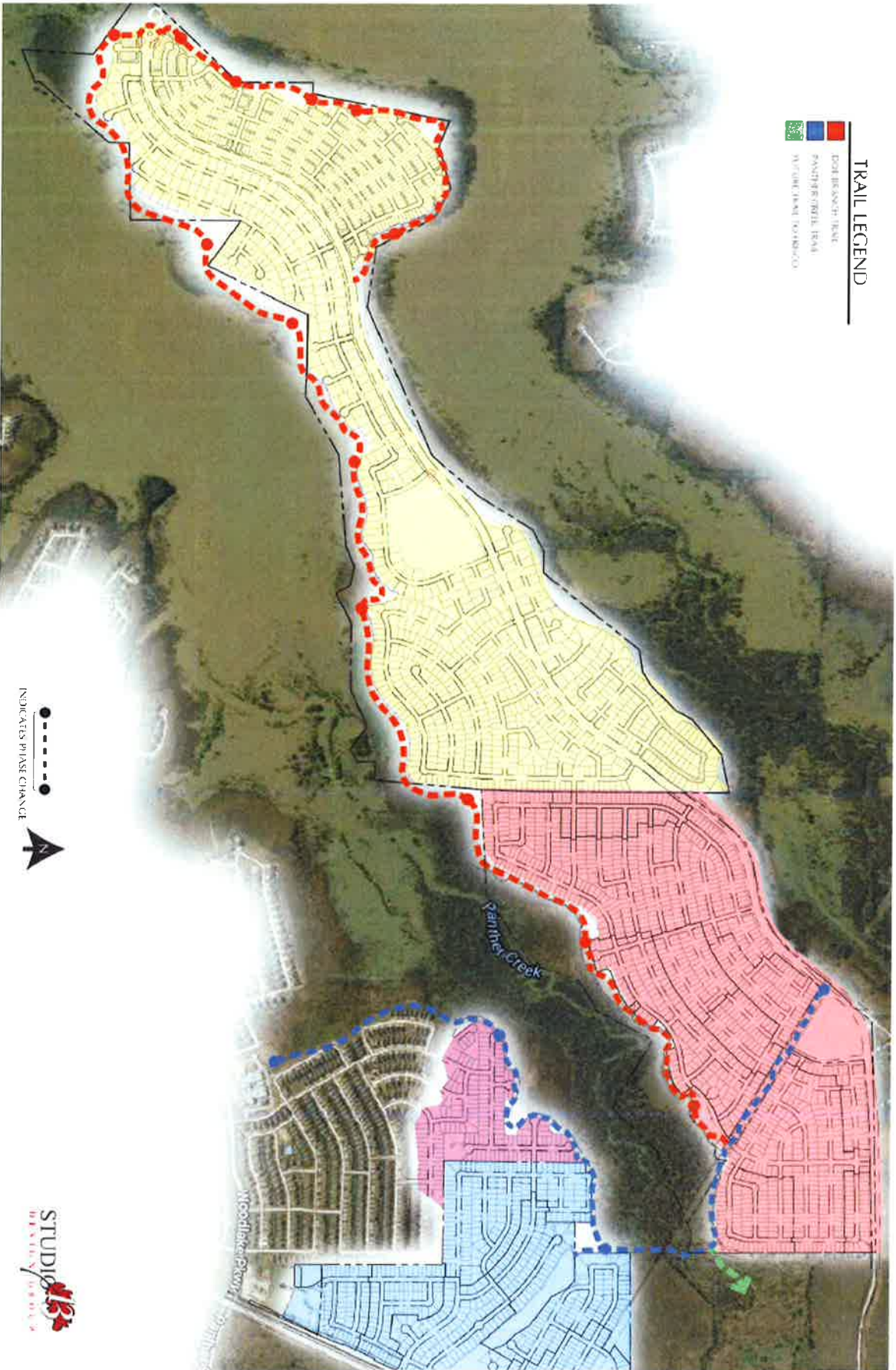


Trail (Late summer 2017 – Early Fall)

- Begin installing the trail between Encino Drive and the Amenity Center
- Install from the Amenity Center to the power lines
- Connect to Frisco Ranch and Valencia

TRAIL LEGEND

- DOUGLASS TRAIL
- PANTRY TRAIL
- WILSON TRAIL



INDICATES PHASE CHANGE

Compliance Overview

- Inspections conducted 2x a month
- 2 notices are sent before a fine is issued
 - 1st notice, 2nd notice, 1st fine notice
- 10 days to correction a violation after a notice
 - Fine amount is up to \$100, loss of common area uses
 - HOA may initiate self help

Most Common Violations

Association Activity

Frisco Hills

From 1/1/2017 To 5/25/2017

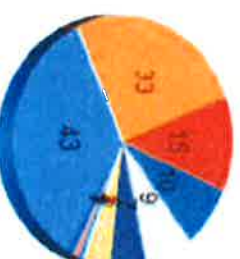
Violations

Entered:

125 Type

Count

Improper storage	43
Lawn Maintenance	33
Parking	15
Holiday Decoration	10
ACC Non-Submittal	9
Weeds yard	7
Bedding area(s)	5
General landscaping	1
General Maintenance	1
Trash Containers	1

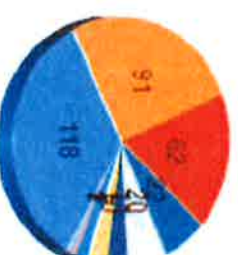


Reinspections:

346 Type

Count

Improper storage	118
Bedding area(s)	91
Lawn Maintenance	62
Weeds yard	22
Parking	20
Holiday Decoration	11
Trash or Debris	10
Trash Containers	7
General landscaping	2
General Maintenance	1



Web Submission Report

5/25/2017

Essex Association Management - Charts Generator



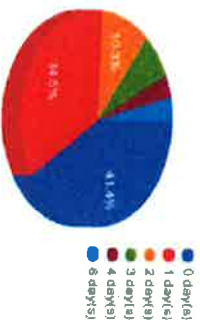
Frisco Hills Community Charts

Conversation Started: 04/03/17 to 05/25/17

Statistics by Category



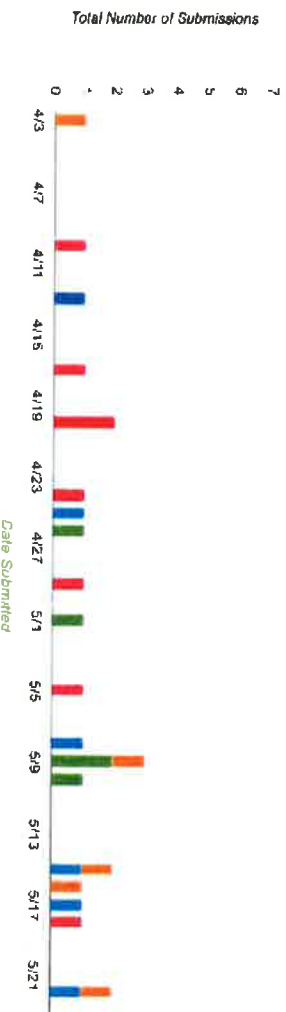
Statistics by Age



Statistics by Conversation Thread



Statistics by Category



The Role of Essex Association Management

- Essex Association Management, L.P. was selected by the Board of Directors to provide the professional management services for The Homeowners Association of Frisco Hills, Inc. Some of the services included are:
- Enforcing the deed and use restrictions in the CC&R's.
- Collecting association assessments and maintaining the association's books and records.
- Performing regular inspections of the common areas and individual homes.

What your assessments pay for

- The cost of repairs and general maintenance of the association assets, including the swimming pool facilities and the park areas.
- The general maintenance of all common area landscaping and irrigation.
- The cost of electricity for common areas and street lights.
- The cost of water for the swimming pool and irrigation system.
- Miscellaneous common area maintenance and repairs (as needed).
- Legal services that may be required to enforce the association's restrictive covenants and/or collection of assessments.
- Insurance premiums.
- All corporate tax obligations.
- The cost of correspondence with homeowners'; postage, copies and so on.
- The cost of professional management services, including a dedicated staff.



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- Modification Request Forms
- Annual Profit and Loss Statements
- Governing Documents
- Important Phone Numbers
- Bulletin Board
- Volunteer Form
- Email updates: Sign up Now!
- Web Submission for questions and concerns

Office Information

- Monday-Friday
- 9:00 am - 5:00 pm
- Essex Association Management L.P.
 - 1512 Crescent Dr. Suite 112
 - Carrollton, Texas 75006
 - 972-428-2030
 - 469-342-8205 Fax
- www.friscohillshoa.com (Enter a Web Submission)



Adjourn