



EULESS  
**FOUNDERS PARC**  
Homeowners Association

# Virtual Annual Election Meeting

Wednesday, June 1, 2022

6:00 pm – 7:00 pm



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

# Virtual Meeting Conduct

- Meeting will be conducted in an orderly manner
- Only one person should speak at a time
- Owners will be on mute by presenter
- Use the “Hand Raise” button for questions or submit them in writing through Zoom.
- Person or persons that are not conducting themselves in an appropriate manner will be muted.

**Thank you for attending!**  
**Let's make this a productive meeting!**

# Annual Meeting Agenda

- Establish Quorum (10%)
- Call Meeting to Order
- Proof of Notice and Explanation of Meeting Structure and Process
- Introduction of Board of Directors
  - Brock Babb, President
  - Dustin Warren, Vice President
  - Victor Tannous, Secretary
- Introduction of Essex Association Management, L.P. Representatives
  - Michael Morgan, Director of Association Services
  - Robert Larin, Community Association Manager
  - Essex Support Staff
- Financial Review
  - March 2022 Balance Sheet & Income Statement
- Old Business
- New Business
- Announce Election Results
- Adjournment
- Question and Answer Session contingent upon time constraints

# Proof of Notice – Election Meeting

Essex Association Management  
1512 Crescent Drive, Ste. 112  
Carrollton, TX 75006

Founders Parc HOA

6300948.1.C



Eules TX 76040



## Reschedule Notice

### Virtual Annual Election Meeting Wednesday, June 1st, 2022, at 6:00 p.m.

Registration URL: <https://attendee.gotowebinar.com/register/8903193573681463308>

Webinar ID: 411-008-883

Dear Homeowner(s):

May 13, 2022

Due to an administrative oversight, one candidate was left off the previous ballot. To correct the error, it is necessary to reschedule the Annual Election Meeting and to distribute an updated ballot and proxy. **Please note, all votes cast in any manner on the prior ballot are null and void and will not be counted.** All Owners who previously cast votes by Ballot will be required to vote again using the corrected Ballot enclosed or located on the Association's website.

The new date for the Virtual Annual Election Meeting has been scheduled for Wednesday, June 1, 2022, at 6:00 p.m. The purpose of this meeting is to discuss normal business of the Association and to announce the Class A Members elected by Ballot to the Board of Directors.

You may now vote electronically online, by email or by fax. An electronic vote cast in any of the manners counts toward the required quorum necessary to hold the meeting and election. You may also submit your vote by U.S. mail, however, keep in mind you must allow sufficient delivery time for the ballot to reach us. Enclosed in this packet you will find the Draft Agenda, Proxy, and Ballot. If you assign your proxy for quorum and/or voting, be sure your proxy holder follows the instructions on the proxy/ballot for it to be counted. **Ballot and/or Proxy must be returned no later than 12:00 p.m. Wednesday, June 1, 2022, for it to be counted\*.**

There are four (4) ways to vote and/or return your proxy:

1. Electronically on your Association Website at [www.foundersparchoa.com](http://www.foundersparchoa.com)
2. Email your Ballot [robert@essexhoa.com](mailto:robert@essexhoa.com)
3. Fax your Ballot and/or Proxy to: (469) 342-8205 Attn: Robert Larin
4. Mail the Ballot and/or Proxy to:

Founder's Parc HOA  
C/O Essex Association Management, L.P.  
Attn: Robert Larin  
1512 Crescent Drive, Ste. 112,  
Carrollton, TX 75006



For any questions, please contact us via the "Contact Us" tab on the Association's website.

Sincerely,  
Essex Association Management, L.P., Managing Agent  
On Behalf of Founder's Parc Homeowners Association, Inc.

cc: Association File  
Enclosure: Draft Agenda, Proxy, Ballot

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

# Explanation of Meeting Structure & Process

All Owners will have audio and voice capabilities during this meeting, however, please keep in mind, as with any other meeting, an Owner may not speak from the floor without being recognized. If you are attending online through your computer, you may access and use the “Hand Raised” icon and if time permits, we will accept questions or comments from the floor.

There will be no write-in candidates or floor nominations.

# March 2022 Balance Sheet

## Balance Sheet Report Founder's Parc Homeowners Association, Inc. As of March 31, 2022

	<u>Balance Mar 31, 2022</u>	<u>Balance Feb 28, 2022</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Assets</b>			
1010 - CIT Bank Operating Account	32,022.76	27,519.97	4,502.79
1011 - CIT Bank Reserve Account	44,940.60	51,380.38	(6,439.78)
<b>Total Assets</b>	<b>76,963.36</b>	<b>78,900.35</b>	<b>(1,936.99)</b>
<b>Receivables</b>			
1400 - Accounts Receivable	32,045.60	78,462.22	(46,416.62)
1405 - Accounts Receivable - Other	26,524.50	26,524.50	0.00
<b>Total Receivables</b>	<b>58,570.10</b>	<b>104,986.72</b>	<b>(46,416.62)</b>
<b>Total Assets</b>	<b>135,533.46</b>	<b>183,887.07</b>	<b>(48,353.61)</b>
<b><u>Liabilities</u></b>			
<b>Liabilities</b>			
2000 - Accounts Payable	2,409.27	48,251.28	(45,842.01)
2050 - Prepaid Assessments	55,891.50	37,854.61	18,036.89
2200 - Notes Payable	(12,000.00)	(12,000.00)	0.00
4902 - Insurance Claim	(16,934.59)	(16,934.59)	0.00
<b>Total Liabilities</b>	<b>29,366.18</b>	<b>57,171.30</b>	<b>(27,805.12)</b>
<b>Total Liabilities</b>	<b>29,366.18</b>	<b>57,171.30</b>	<b>(27,805.12)</b>
<b><u>Owners' Equity</u></b>			
<b>Equity</b>			
3900 - Retained Earnings	11,848.07	11,848.07	0.00
<b>Total Equity</b>	<b>11,848.07</b>	<b>11,848.07</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>11,848.07</b>	<b>11,848.07</b>	<b>0.00</b>
<b>Net Income / (Loss)</b>	<b>94,319.21</b>	<b>114,867.70</b>	<b>(20,548.49)</b>
<b>Total Liabilities and Equity</b>	<b>135,533.46</b>	<b>183,887.07</b>	<b>(48,353.61)</b>

# March 2022 Income Statement Summary

## Income Statement Summary Founder's Parc Homeowners Association, Inc. March 01, 2022 thru March 31, 2022

	Current Period			Year to Date (3 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	8,150.81	14,779.66	(6,628.85)	209,031.16	231,333.02	(22,301.86)	623,679.02
Total Income	8,150.81	14,779.66	(6,628.85)	209,031.16	231,333.02	(22,301.86)	623,679.02
Total General & Administrative	3,071.06	3,075.00	(3.94)	9,980.58	9,205.00	775.58	38,825.00
Total Insurance	(150.24)	520.00	(670.24)	13,030.32	15,260.56	(2,230.24)	107,112.37
Total Utilities	1,367.65	1,081.53	286.12	5,592.63	3,409.31	2,183.32	34,274.93
Total Infrastructure & Maintenance	1,285.75	1,702.00	(416.25)	6,661.29	6,514.00	147.29	59,322.00
Total Pool	1,406.95	191.00	1,215.95	6,842.57	191.00	6,651.57	45,865.00
Total Landscaping	11,357.59	11,662.10	(304.51)	34,544.73	36,435.70	(1,890.97)	166,354.02
Total Irrigation Maintenance	1,181.74	2,000.00	(818.26)	1,296.84	6,000.00	(4,703.16)	24,000.00
Total Shared Detention/Retention Easement	7,311.49	7,365.00	(53.51)	23,276.18	22,868.00	408.18	106,098.00
Total Townhome Expenses	1,867.31	2,421.73	(554.42)	13,486.81	8,303.81	5,183.00	39,020.08
Total Reserves	0.00	0.00	0.00	0.00	0.00	0.00	2,807.62
Total Expense	28,699.30	30,018.36	(1,319.06)	114,711.95	108,187.38	6,524.57	623,679.02
Net Income / (Loss)	(20,548.49)	(15,238.70)	(5,309.79)	94,319.21	123,145.64	(28,826.43)	0.00

# Old Business

- Irrigation/ Common area repairs
- Yearly Pool Inspection to open
- Yearly Inspection for Fire Riser Rooms
- Removed and replaced dead vegetation
- Repair(ing) common area wall damages
- Serviced gym equipment



# New Business

- Working with vendor on installing new Dog Stations
- Pool is now Open
- Working with developer/builder for best solution on fixing amenity floor
- We will continue to work on maintaining Canal\Ponds (Best Treatments)

# Board Candidates

## Candidates up for Election

**Christopher Joseph Smith**

**Manubhai Patel**

**Mark Grano**

**Michael Richardson**

**Mehboob (Mike) Lakhani**



# Election Results

*Congratulations!*

1. Michael Richardson (18 Votes)
2. Mehboob (Mike)Lakhani (15 Votes)
3. Christopher Joseph Smith (14 Votes)



# 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

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



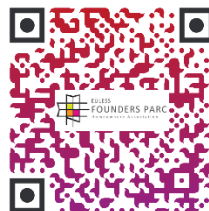
# AVAILABLE NOW ON YOUR HOA WEBSITE

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

- **Modification Request Forms may now be Submitted Online.**
  - **Income Statements and Balance Sheets**
    - **Governing Documents**
  - **Important Phone Numbers**
    - **Bulletin Board**
    - **Volunteer Forms**
  - **Email Updates: Sign up Now!**
- **Make a Payment online/Payment Plan Request**



**Register on Founder's Parc HOA Website Today!!**



# Meeting Adjourned



**Essex Association Management**  
1512 Crescent Drive, Suite 112  
Carrollton, Texas 75006  
Office: 972-428-2030  
[www.foundersparchoa.com](http://www.foundersparchoa.com)

# Q & A



EULESS  
FOUNDERS PARC  
Homeowners Association