



## Virtual Annual Election Meeting Minutes

Wednesday, January 26, 2022

6:00 pm – 7:00 pm

Establish Quorum (10%)

Call Meeting to Order 6:02 PM

Proof of Notice and Explanation of Meeting Structure and Process

Introduction of Essex Association Management, L.P. Representatives

- Sean Corcoran, Director of Operations
- Dwyann Dalrymple, Community Association Manager

Financial Review

- 2020 Year End Income Statement Summary - Sean Corcoran presented the 2020 year end income statement noting that the community had taken in over \$46,000 more than budgeted and had spent over \$18,000 less than anticipated for the year.
- November 2021 Balance Sheet & Income Statement Summary – Sean went over the November 2021 financials. Year to date indicated that the community was ahead in their income by over \$55,000 that budgeted with the expenses being very close to the budgeted amount, allowing a significant gain in the operating fund.

Community Updates

- Completed Projects - Dwyann Dalrymple reported the completed projects included Solar lights around mailbox CBU's and replacement of plants in center island at entrance which were damaged by the freeze.
- Developer Updates – Dwyann Reported eleven (11) builder units still to be completed.

Other Reports

- Compliance Overview - Dwyann discussed Compliance and ACC covenants count and methodology. Total number of violations year to date have been 51.



- Web Submissions – Sean discussed the web submissions. There had been only 4 to date, all answered within one day.

#### Election Results

- Announce the three (3) Members Elected by Ballot – Dwyann announced the results of the election:

Larry Southworth


Antoinette Slaughter

Priscilla Martinez

Adjournment - Meeting adjourned 6:55 PM

#### Action Items:

Name	Action	Time
Dwyann	Distribute Board of Director Books to newly elected Board members	
Dwyann	Schedule training for newly elected Board members	

  
\_\_\_\_\_  
Signature of Secretary or Board President

07/01/23  
Date

**Minutes Prepared by:** Dwyann Dalrymple, Essex Association Management, L.P.,  
On behalf of Weston Ridge Homeowners Association, Inc.