



Virtual Annual Election Meeting Minutes

Wednesday, August 14, 2024

6:00 pm – 7:00 pm

Establish Quorum (10%) (18 required...22 homeowners present)

Call meeting to order 6:05 pm

Proof of Notice and explanation of meeting structure and process

Introduction of Essex Association Management, L.P. representatives

- Dwyann Dalrymple, Community Association Manager
- Lori Dalrymple, Community Association Manager, Ombuds Committee, ACC Specialist

Financial Review

- June 2024 Balance Sheet & Income Statement Summary – Lori went over the June 2024 financials. The Total General & Administrative category was over budget by \$2,105.59. This was due to higher Compliance and Postage expenses. The Total Utilities was over budget by \$2,501.30 due to water bills.

Other Reports

- Web Submissions – Lori discussed the year to date web submissions. Forty four percent were on the topic of Compliance with 24% being General Questions. Seventy six percent were answered within 1 day.
- Compliance/ACC Overview – Lori went over the year to date Compliance/ACC data. There were a total of 191 Compliance violations and 15 ACC requests submitted. 134 of the Compliance violations were lawn violations.

Community Updates

- Proposed CC&R Amendment – Rental Cap/Leasing of Homes – The proposal to require owning the home for 2 years before renting it along with a rental cap of 10% passed with a 53.8% affirmation (51% was required).
- Current rental percentage was reported to be estimated at 4%



Election Results

Lori announced the two (2) members elected by ballot:

- Bryanna Humphrey (23)
- Eric Zinsitz (11)

Homeowner Q&A

- Post office CBU package box on New Holland a& Continental is damaged and needs repair
- Dwyann & Lori was to do audit of rentals and report to Board.

Adjournment – Motion to adjourn made by Eric and seconded by Bryanna. Meeting Adjourned at 6:58 pm.

Signed by:

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Signature of Secretary or Board President

8/15/2024

Date

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