

Welcome to the Trinity Crossing Transition 2024 Annual Meeting

- ▶ August 28, 2024**
- ▶ 6:00PM**
- ▶ Via online- GoTo Meeting**

Agenda

- Call Meeting to Order
 - Establish Quorum – 10% of Members (94) 100 Proxy Ballots Received
 - Proof of Notice
- Legacy Southwest Team
- Financials
 - 2023 Financials
 - 2024 Year to Date Financials
- Board of Directors
 - Candidates Introductions
- Community Updates
 - New Landscape Company – Predicted start Date October 1st
 - Social Committee – Volunteers Needed
 - Pool Access System
- Election Results
- Adjournment
- Questions & Answers
 - Time will be limited to 2 minutes per homeowner to allow all homeowners the opportunity to ask questions.

Trinity Crossing Residential Community, Inc.

NOTICE OF 2024 ANNUAL MEETING

Wednesday, August 28, 2024

6:00 P.M.

August 5, 2024

Dear Trinity Crossing Homeowner,

In accordance with Article 3, Section 3.5 of the bylaws for The Trinity Crossing Residential Community, Inc., you are hereby given notice of and requested to attend the **2024 Annual Homeowners Meeting**. The meeting is scheduled for **Wednesday, August 28, 2024, at 6:00 p.m., via gotomeeting.com**.

Trinity Crossing 2024 Annual Meeting
Aug 28, 2024, 6:00 – 7:00 PM (America/Chicago)

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/497094877>

You can also dial in using your phone.

Access Code: 497-094-877

United States: [+1 \(571\) 317-3122](tel:+15713173122)

A proxy is a written instrument, signed by the member, which duly appoints the member's voting rights and attendance. The Bylaws state that to hold a meeting and conduct business of the Association, there must be a quorum present. A quorum is the number of homes represented either in person or by proxy. **The quorum required to hold a meeting is 10 percent (10%). If the quorum for the annual meeting is not met, the Association will not be able to conduct any Association business, and will incur additional expenses to recall, reschedule and re-notice.**

Please take a moment to sign and return the enclosed proxy even if you plan to attend, as unforeseen circumstances can occur. Please email your proxy to sondra@legacysouthwestpm.com or mail to the address below.

You may also go to the community website at <https://trinitycrossinghoa.com/> and submit your proxy online. Your attendance or proxy will help fulfill the quorum requirements.

If you have any questions please contact your association manager, Sondra Franey at sondra@legacysouthwestpm.com or 214-705-1615, Option 1.

The deadline to return the Proxy Form is Tuesday, August 27, 2024.

Your Management Team

Sondra Franey – Association Manager / Legacy Southwest Property Management / sondra@legacysouthwestpm.com

Chase Smith– Compliance Manager / Legacy Southwest Property Management / chase@legacysouthwestpm.com

Brittany Ball – Administrative Assistant / Legacy Southwest Property Management / brittany@legacysouthwestpm.com

Main Office:

Legacy Southwest Property Management – 214-705-1615

8668 John Hickman Pkwy, Ste #801, Frisco, Tx. 75034

Contact Information

For account questions or to set up a payment plan, please reach out to the collections team at accounting@legacysouthwestpm.com or [214-705-1615](tel:214-705-1615), option 3.

For amenity access, assistance setting up accounts, ACC requests, account questions, etc., please reach out to our Administrative Assistant, Brittany Ball, at brittany@legacysouthwestpm.com or [214-705-1615](tel:214-705-1615), option 2.

For questions about violations or to report an issue, please reach out to the Compliance Inspector, Chase Smith, at chase@legacysouthwestpm.com or [214-705-1615](tel:214-705-1615), option 6.

For Resale Certificate Request, please visit Legacy Southwest Property Management website at <https://legacysouthwestpm.com/resources/resale-certificates.aspx> to request a resale certificate. The normal turnaround time for receiving a Resale Certificate is 10 business days from the time the request is received by our office.

Please Note: When emailing or leaving a message, kindly include your community's name and property address in the subject line. When calling and leaving a message, kindly include your community's name, address, phone number, and the reason for your call.

Our office hours are as follows:

Monday to Thursday: 9:00 AM to 5:00 PM

Fridays: 9:00 AM to 3:00 PM

In case of emergencies, please call [972-382-6509](tel:972-382-6509). If a non-emergency call is reported to this line, please note your call will be returned the following business day.

Find us Online -Homeowner Portal

- ▶ If you would like to make a payment online, please go to lswpm.cincwebaxis.com . If this is your first visit to the portal, you will need to register. To register click on the “Sign In” button at the upper right corner of the window, then click “Create Account” at the bottom right. Once your registration request is reviewed and validated by Legacy, you will receive an email with a link to set your password. You can then log in with your email address and new password to make payments. Please allow 24 hours for your registration to process.
- ▶ Here is a short video on how to register: <https://www.youtube.com/watch?v=gyveFNCiGNA>

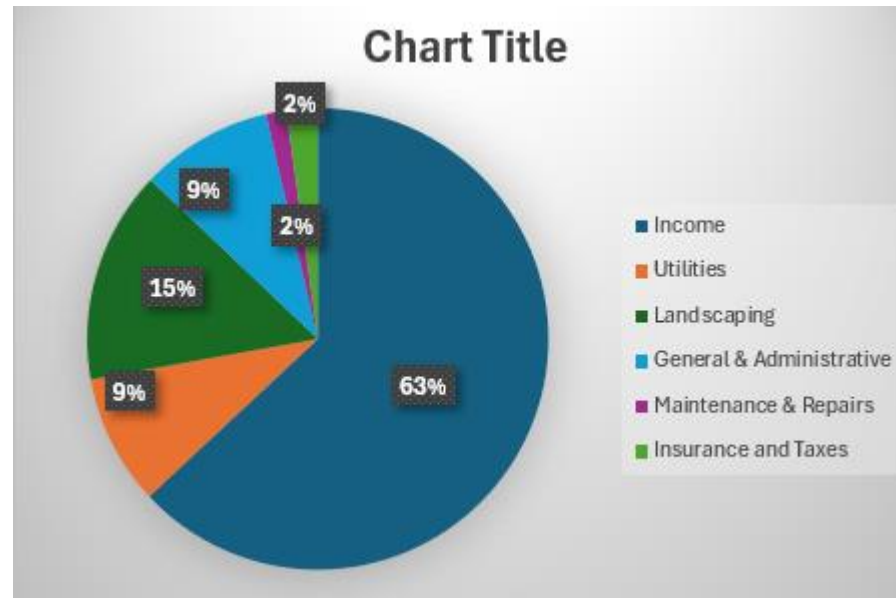
HOA Website

- ▶ HOA Website
 - ▶ www.trinitycrossinghoa.com
- ▶ Access to:
 - ▶ Governing Documents
 - ▶ Budget Information
 - ▶ Financials
 - ▶ Payment Information
 - ▶ ACC Requests



2023 Financial Report

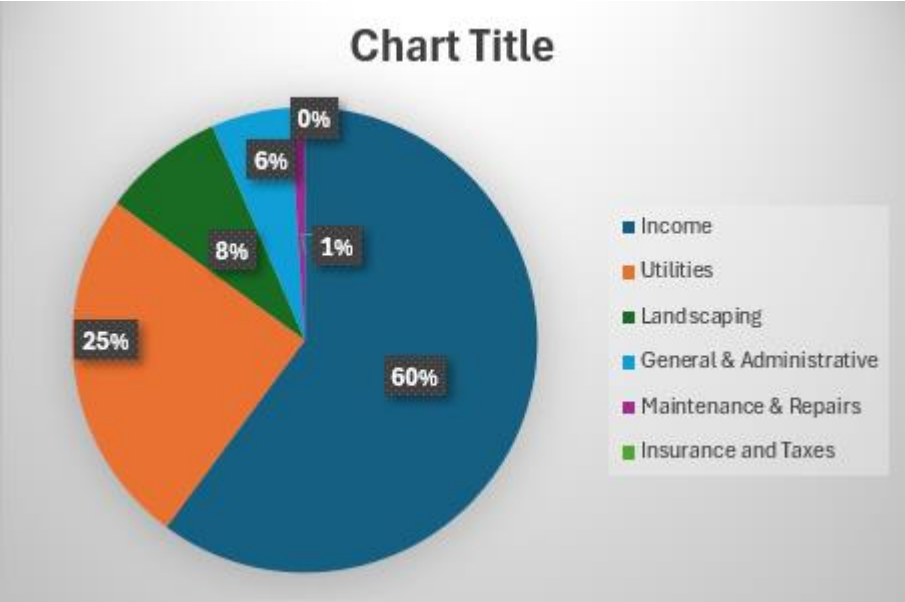
2023 Financial Report	Actual	Budgeted
As of 12/31/2023		
Income	502,618.81	354,967.10
Utilities	72,815.37	43,400.00
Landscaping	118,844.67	102,050.32
General & Administrative	74,095.43	34,916.18
Maintenance & Repairs	11,399.96	17,970.16
Insurance and Taxes	17,429.86	14,776.85



Please visit the community website at www.trinitycrossinghoa.com to view details, Scroll to the bottom of the page and click on financials.
Labeled – Trinity Crossing Q4 2023 Financials

2024 Financial report (as of July 31, 2024)

2024 Financial Report	Actual	Budgeted
As of 7/31/2024		
Income	469,639.21	363,822.60
Utilities	194,147.23	319,293.80
Landscaping	66,179.85	110,272.08
General & Administrative	42,838.66	37,956.00
Maintenance & Repairs	7,958.34	18,752.44
Insurance and Taxes	0.00	14,403.95



Please visit the community website at www.trinitycrossinghoa.com to view details, Scroll to the bottom of the page and click on financials. Labeled – Trinity Crossing 2nd quarter financials

Board introductions

- Christian Gregory
- Jessica Rodriguez
- Paul Staggs
- Jake Flagler
- Kendra Gentry
- Diana Holan
- Latoya Williams

Community Development

Homeowner Status	Billable	Resident	All
At Attorney	37	37	37
Attorney Payment Plan	10	10	10
Owner	864	864	864
Payment Plan	22	22	22
Resale Certificate In Process	3	3	3
Total	936	936	936

Committees

- Social Committee
 - Volunteers Needed - If interested please email sondra@legacysouthwestpm.com.
- ACC Committee
 - How to submit a request
 - Community Website at <https://trinitycrossing.com/>
 - Click on ACC Request on the Homeowner Page
 - The Deed Restrictions protect property values by keeping the community a highly desirable place to live. ACC (Architectural Control Committee) approval must be obtained prior to the start of your project. To avoid delay, make your request as complete as possible. You will also be required to supply a drawing of work to be done. Incomplete requests will be returned for additional information. Incorrect information or changes made after approval invalidates approval. The goal of the ACC is to assure that all changes to our properties conform to the appropriate Deed Restrictions.
 - The committee has up to 60days to process a completed request, normally the committee have request processed within 7-10 business days.
 - Remember these are volunteers so we ask that you allow them time to process and review all request carefully.

Election Results – Congratulations to All

Thank you for your time in submitting your Ballots/Proxys

Meeting Adjournment

Question and Answer

Please limit questions to 2 minutes to allow a turn for everyone.