



**Trinity Crossing Residential Association, Inc.**

**2022 Annual Meeting**

December 19, 2023

6:00PM -7:00PM

# AGENDA

- Call Meeting to Order
  - a. Establish Quorum
  - b. Proof of Notice
  - c. Welcome & Introductions
- Approving 2022 Minutes
  - 2023 Financial Report
- Community Development Update
  - Adjournment
- Open Forum: Questions & Answers



# LEGACY SOUTHWEST TEAM



**Vonnye Wade- Community Manager**

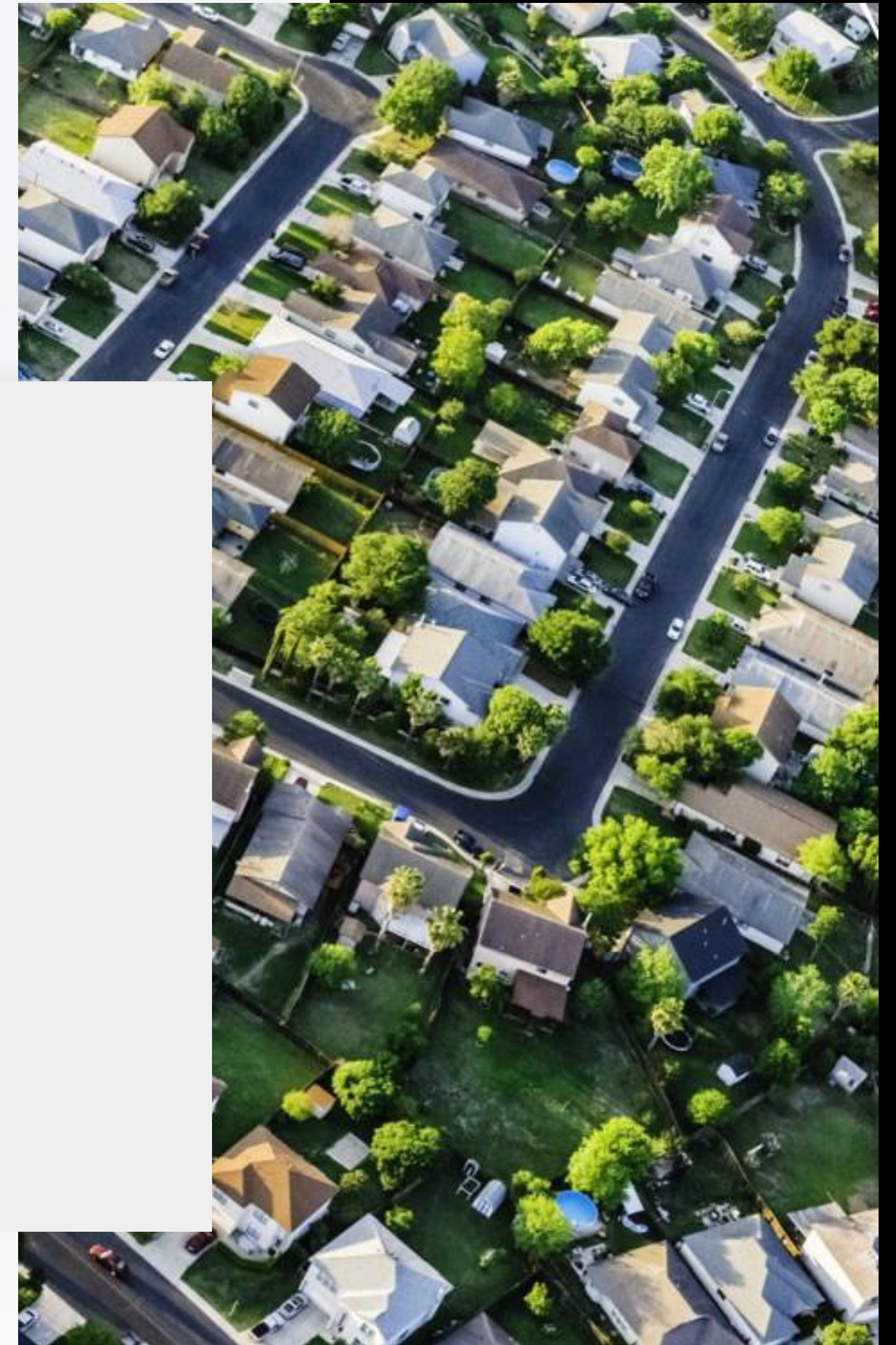
[vonnys@legacysouthwestpm.com](mailto:vonnys@legacysouthwestpm.com)

214 - 705-1615 Option 22

**Chase Smith - Community Manager**

[chase@legacysouthwestpm.com](mailto:chase@legacysouthwestpm.com)

214 - 705-1615 Option 17





# **Trinity Crossing Residential Association, Inc.**

## **Annual Meeting Minutes**

**December 15, 2022**

### **I. CALL TO ORDER:**

The meeting was called to order by Ivori Moore, Community Manager of the HOA at 6:30pm. The annual meeting was held via Zoom on December 15<sup>th</sup>, 2022. Quorum was established by homeowner attendance and by proxy. Once quorum was established the members reviewed and approved the 2021 Annual Meeting minutes.

### **II. ROLL CALL:**

In attendance: Ivori Moore and Dale Smith from Legacy Southwest Property Management, LP. Amanda Duckworth with Lennar Homes.

### **V. FINANCIAL REPORT:**

The year-end 2021 financial report was presented to the homeowners to review and discuss as well as the most recent financials dated 10/31/22.

### **VI. COMMUNITY DEVELOPMENT UPDATE:**

The current community development update was presented to the residents in attendance.

### **VII. 2023 GOALS:**

Goals for 2023 were presented to the homeowners. i.e., National Night Out and Social Committee

### **VIII. OPEN FORUM:**

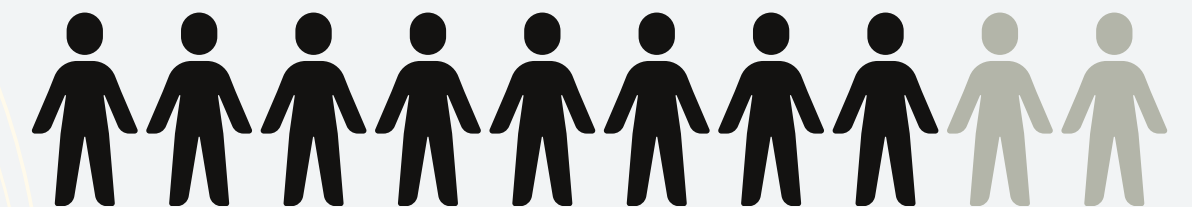
The floor was open for homeowner questions and concerns. The homeowners presented their questions/concerns for the community and provided suggestions for future maintenance. Homeowners asked questions regarding speeding and cutting through the community, signage for unleashed dogs, lighting, and construction concerns.

### **IV. ADJOURNMENT:**

At 7:30pm, A motion was made to adjourn the meeting, the motion was seconded; all were in favor and the motion was carried.

- Each owner of a Lot is mandatory Member of the Association.
- The affairs of the association are governed by the Board of Directors.
- The Board of Directors is currently the Declarant of the community, which is Lennar Homes.
- At the expiration of the Development Period, the community will transition to a homeowner Board consisting of three (3) to five (5) members.
- The assessments of the community are currently \$450

# TRINITY CROSSING HOA





# ROLE OF THE BOARD OF DIRECTORS

- Protect homeowner values.
- Supervising the associations business. –  
Contracts, insurance, financial management, and  
collections
- Governance of the association. – Developing  
policy to manage the association & daily  
operations
- Fostering the community. – Overseeing the  
facilities & activities to promote member  
interaction.



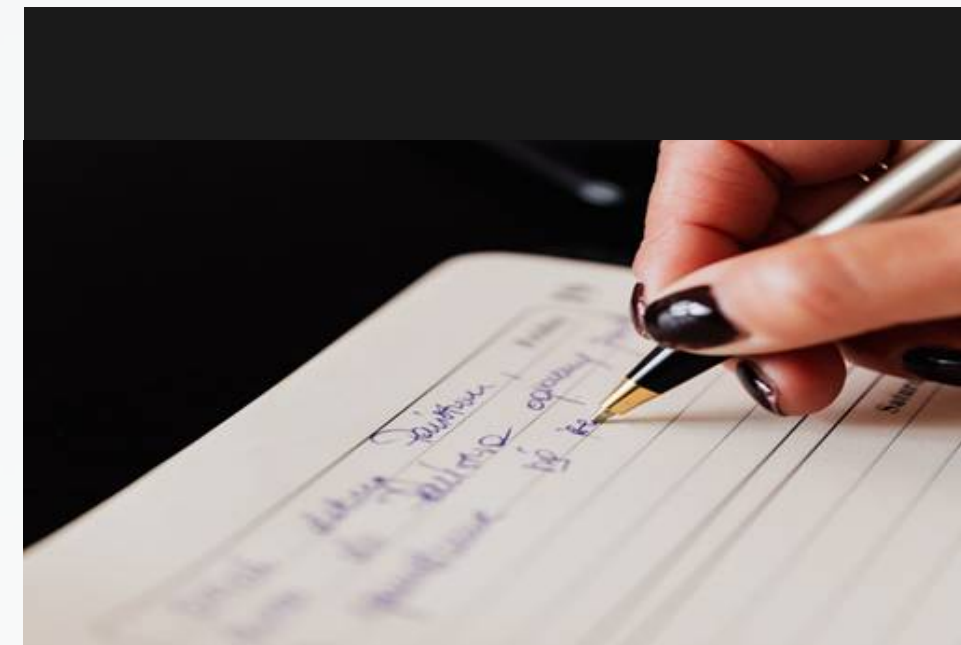
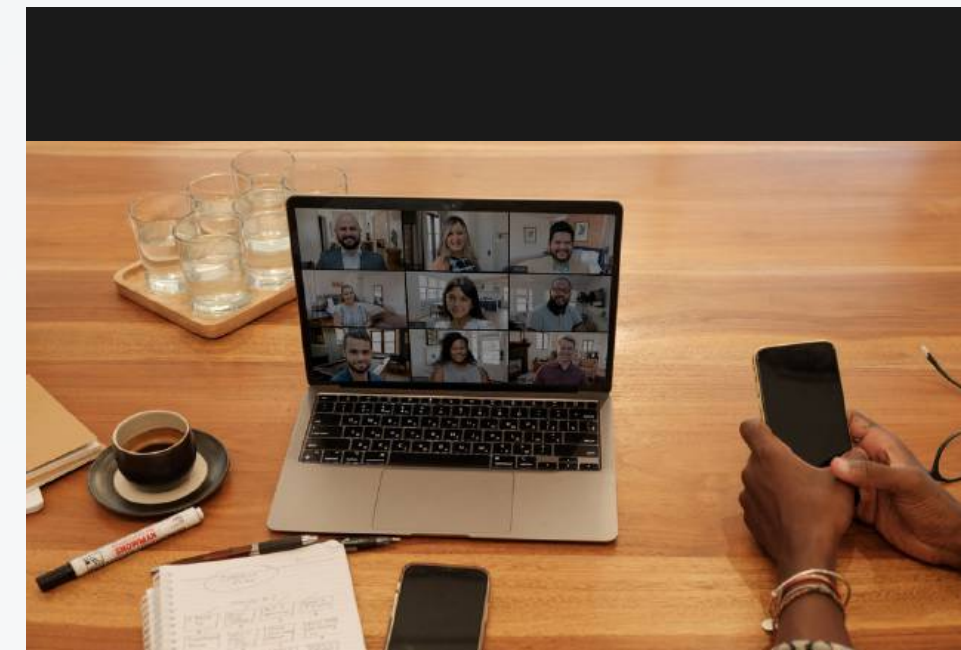
# ROLE OF THE MANAGEMENT COMPANY

- Homeowners' association management companies essentially act as advisors, not leaders.
- HOA management company duties include assisting with administrative work, executive board decisions, and communicating with residents. When it comes to creating policies and fine schedules, the board handles all of that.
- The role of the management company is to offer a helping hand, the board still retains all decision-making tasks.




# TRINITY CROSSING WEBSITE

- [trinitycrossinghoa.com](https://trinitycrossinghoa.com)
- Access to:
- Governing Documents
- Budget information
- “What My Assessments Pay For” Info Sheet
- ACC Form to Submit an ACC Request
- View Financials
- Link to pay your HOA Dues
- Submit a payment plan
- Submit a general question
- Community News & Events







| 2023 Financials as of 11/30 |              |
|-----------------------------|--------------|
| General & Adminstrative     | \$68,519.80  |
| Insurance & Taxes           | \$17,429.86  |
| Landscaping                 | \$110,905.33 |
| Maintenance & repair        | \$11,224.81  |
| Pool & SPA                  | \$55,710.93  |
| Utilities                   | \$67,936.28  |

Please note the numbers are based on Accrual Accounting



# FINANCIAL PERFORMANCE

- *Financials are posted on the community website.*
- *If you have any questions about a certain category or would like a copy of the most recent community financials, please email [vonnys@legacysouthwestpm.com](mailto:vonnys@legacysouthwestpm.com)*



# COMMUNITY DEVELOPMENT UPDATES



- Additional Playground/Pool – Lennar does not have any further development for a pool and playground.

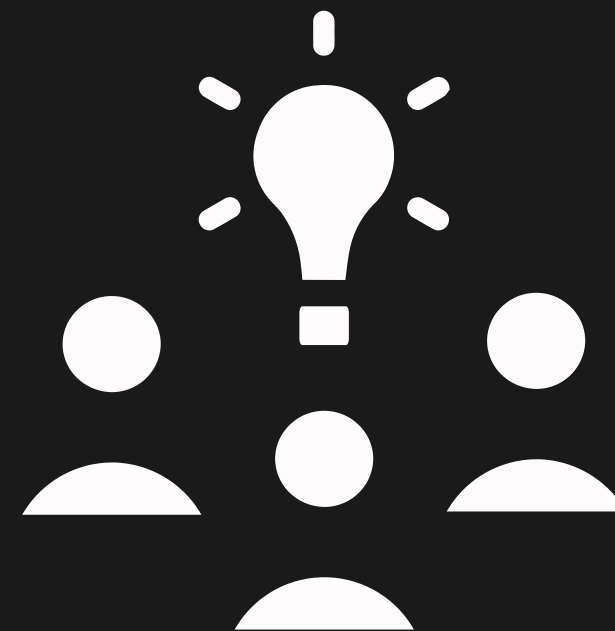


- Projecting to give community over to the community the beginning of the second quarter of 2024.



# 2024 GOALS

- Quarterly Social Events  
March 2024
- Establish HOA Board of  
Directors



# Frequently Asked Questions & Answers:

## What do my assessments pay for:

- General maintenance of all common areas, i.e., landscape services which include mowing, edging, tree trimming, chemical treatments, etc.
- Legal and tax services, including annual audits.
- Insurance premiums, corporate and federal tax obligations.
- Correspondence letters to homeowners, processing ACC requests, postage, etc.
- Repairs and general maintenance of the irrigation systems, i.e., replacing broken sprinkler heads, valves, etc.

## Is the community-driven for compliance:

- The community is driven twice a month in the spring/summer and once in the fall/winter. Documented violations can be sent in by homeowners, but if the violation/address sent in has not currently received a violation for the same thing and is in the time allotted for a cure. (The time frame is 14 days.) If it doesn't meet this criteria no additional violation will be sent. Please refer to Article 14 of the community manual that outlines the violation process.

## Community Speedbumps:

- The HOA contacted the City regarding the speed issue within the community and per the District Engineers for Kaufman County MUD Districts No. 5, 6, & 7, which includes the Trinity Crossing Development, due to the City of Forney providing Fire, Life and Safety, they consulted with the City Engineer and the Fire Chief. Both agree, and the engineers concur, that speed humps interfere with fire apparatus and slow down the response time and are considered an "obstruction". In addition, under Sections 311.002 and 544.002 of the Texas Transportation Code, speed humps are not warranted because the posted speed limit is under 30 MPH

## Animal Restrictions:

- Please refer to section 2.9 of the governing documents regarding animal restrictions for the community.

## Speeding and cars cutting through Trinity Crossing :

- Due to the roads being public within the community homeowners will have to contact local law enforcement to assist with enforcement of speeding. Due to Trinity Crossing not being a gated community, the HOA can not prohibit a non-resident from driving through the community.

## 2024 Budget:

- The HOA budget is just a projection of income and expenses and will sometimes have variances for several reasons. The 2024 Trinity Crossing budget was reviewed, revised, and approved by the Board of Directors, Lennar Homes. The management company follows the direction of the Board and what is requested in budget preparation.

## Fines and Late Fees:

- In terms of fines and late fees, the HOA management company has no power to make decisions or create policies. The HOA board retains that authority. The management company, on the other hand, processes the fines and implements the late fee policy. Sending notices to homeowners about their fines and late fees also fall under the HOA management company's duties.

## Who makes the decisions for the community:

- Currently, the Board of Directors (Lennar Homes) makes the decisions for the community. When the community transitions to a homeowner-controlled Board, they will be able to make decisions for the community, until then the current Board has the final say on any budget, contracts, bids, vendors, community events etc..



# OPEN FORUM

- **IDEAS FOR THE COMMUNITY AND QUESTIONS.**
  - **PLEASE LIMIT COMMENTS TO 2 MINUTES.**
  - **DURING THIS TIME, WE ASK THAT EVERYONE ADHERE TO ONE CONVERSATION AND ALLOW THE OTHER PARTY TO FINISH SPEAKING.**
  - **WE ALSO ASK THAT YOU BE RESPECTFUL AND KEEP THE CONVERSATION CONSTRUCTIVE.**
  - **IF YOU HAVE AN ACCOUNT OR PERSONAL RELATED QUESTION, PLEASE EMAIL [VONNYE@LEGACYSOUTHWESTPM.COM](mailto:VONNYE@LEGACYSOUTHWESTPM.COM)**
- 