



# Cloverleaf Crossing Homeowners Association, Inc. 2023 Annual Meeting

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November 8th, 2023

6:30PM -7:30PM

# Agenda

- Call Meeting to Order
  - a. Establish Quorum – Must have 20% or 32 homes
  - b. Proof of Notice – Meeting Notice mailed on October 27<sup>th</sup>
  - c. Approval of Meeting Minute
- Welcome & Introductions
- Financial Report
- Community Update
- Adjournment
- Open Forum: Questions & Answers

# 2022 Annual Meeting Minutes

## Cloverleaf Crossing Homeowners Association, Inc.

### Draft 2022 Annual Meeting Minutes

May 26, 2022

6:30pm

#### **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 May 26, 2022. Quorum was established by homeowner attendance and by proxy.

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

In attendance: Ivori Moore from Legacy Southwest Property Management, LP., Twyla Beckham from Historymaker Homes

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

The year-end 2021 financial report was presented to the homeowners to review as well as the most recent financials dated 4/30/22.

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

The current community development update was presented to the residents in attendance. Common questions and concern received from homeowners were answered regarding the fence, the temporary meter, and the sod near the dog park.

#### **VII. 2022 GOALS:**

Goals for 2022 were presented to the homeowners. i.e., promoting more community engagement and implementing a social committee

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

The floor was opened for homeowner questions and concerns. The homeowners presented their questions/concerns for the community i.e., landscape upgrades, irrigation, construction debris/trash, the Board of Directors. The homeowners also provided suggestions for the future maintenance and the HOA being more transparent with the community.

#### **IV. ADJOURNMENT:**

At 7:20pm, A motion was made to adjourn the meeting, the motion was seconded; all were in favor and the motion was carried.

# Legacy Southwest Team

- Ivori Moore – Community Manager

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

214-705-1615 Option 8

- Ryan Smith – Director of Association Management

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

- Damian Powers – Compliance Manager

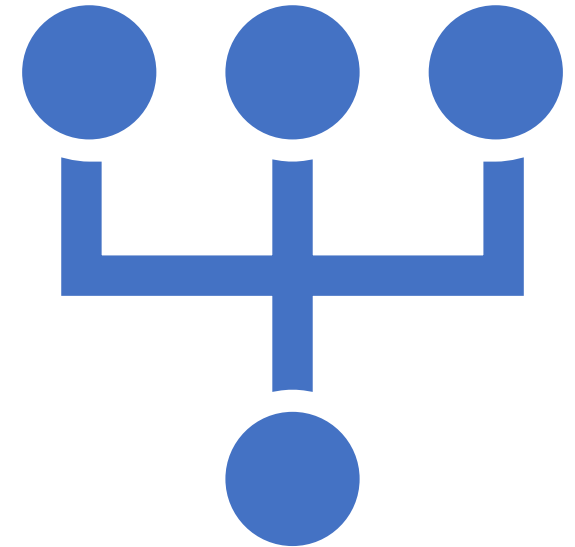
[damian@legacysouthwestpm.com](mailto:damian@legacysouthwestpm.com)

# Board of Directors

- Twyla Beckham – Historymaker Homes Land Coordinator
- Michael Williams – Homeowner Board Member

# Cloverleaf Crossing HOA

- 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 History Maker Homes as well as one homeowner Board Member.
- 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 \$220 per month due the first (1<sup>st</sup>) of each month.



# Role of the Board of Directors

- Protecting homeowner values.
- Supervision of association business. – Contracts, insurance, AR and AP, financial management, collections
- Governance of association. – Developing policy to manage association & daily operations
- Fostering community. – Oversight of facilities & activities to promote member interaction

# Cloverleaf Crossing Website

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

Access to:

- Governing Documents
- Budget information
- “What My Assessments Pay For” Info Sheet
- ACC Form to Submit an ACC Request
- View community financials
- Link to pay your HOA Dues
- Submit a payment plan
- Submit a general question
- Community News & Events



# 2022 Financial Report

As of 12/31/2022

Total Year End Income -  
\$226,868.23

Total Budgeted Year End  
Income – \$221,510.72

# 2022 Year End Financial Performance

- You may view the financials on the community website for a breakdown of each category

2022 Year End Financial Summary as of 12/31/22	Actual	Budgeted
Income	\$226,868.23	\$221,510.72
Developer Funding	\$0.00	\$25,000.00
Utilities	\$56,143.92	\$20,000.00
Landscaping	\$31,521.18	\$22,643.80
General & Administrative	\$15,572.75	\$15,675.00
Insurance & Taxes	\$109,747.22	\$126,924.41

# 2023 Financial Report

As of 09/30/2023

Total Income -  
\$327,900.00

Total Budgeted  
Income - \$307,593.77

**\*Please note the numbers are based on Accrual Accounting.**

# 2023 Financial Performance

- \*Please note the numbers are based on Accrual Accounting

2023 Financial Summary as of 09/30/23	Actual	Budgeted
Income	\$327,900.00	\$307,593.77
Utilities	\$54,800.99	\$23,000.00
Landscaping	\$124,558.91	\$105,641.64
General & Administrative	\$16,230.55	\$18,893.16
Insurance & Taxes	\$50,687.62	\$131,691.60

You may view the financials on the community website for a breakdown of each category.

# 2022/2023 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 [ivori@legacysouthwestpm.com](mailto:ivori@legacysouthwestpm.com)

# Community Update

- Currently: 169 Lots
- Total Lots at Build Out: 227
- Total Buildings at Build Out: 52
- Anticipated construction build out at end of 3<sup>rd</sup> qtr. 2024
- Anticipate transitioning at 2024 Annual Meeting
- 2024 Approved Budget
- Reserve Study





## 2023 Goals

- Have all common area and townhome lot irrigation fixed
- Replace dead trees throughout the community
- Promote more community engagement.

Adjournment

Thank you for joining us. If you have any questions or concerns that were not covered in tonight's meeting, please email [ivori@legacysouthwestpm.com](mailto:ivori@legacysouthwestpm.com)

**THANK YOU!**  
**SEE YOU NEXT YEAR!**



# 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 [ivori@legacysouthwestpm.com](mailto:ivori@legacysouthwestpm.com) or [ryan@legacysouthwestpm.com](mailto:ryan@legacysouthwestpm.com)