



Board of Directors Meeting

Wednesday, May 8, 2024
2:30p.m.

www.thunderrocktxhoa.com

Agenda

- Establish Board Quorum
- Call Meeting to Order
- Introduction of the Board of Directors
 - Mehrdad Moayedi, President
 - Rob Romo, Vice President
 - Dustin Warren, Secretary
- Introduction of Essex Association Management, L.P. Representatives
 - Michael Morgan, Director of Association Services
 - Jon Baskett, Account Manager
 - Essex Support Staff
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Approval of November 2023 Meeting Minutes

**Thunder Rock Residential Association
Board of Directors Meeting
Meeting Minutes
November 15, 2023**

Minutes of the open telephonic meeting of the Board of Directors held on November 15, 2023, at 1:30 p.m. on behalf of Thunder Rock Residential Association, Marble Falls, TX.

1. **Meeting called to order at 1:32 p.m.**

2. **Roll Call:**

Board Members Present (Quorum established):

Rob Romo, Vice President
Dustin Warren, Secretary

Essex Present:

Michael Morgan, Director of Association Services
Jon Baskett, Account Manager
Essex Support Staff

3. **Financial Review:**

Michael Morgan Reviewed Proposed Budget:

- Rob Romo Motioned to Approve 2024 Proposed Budget,
- Dustin Warren Seconded the motion.
- Motion so carried.

4. **Adjournment:**

- Michael Morgan Called for Motion to Adjourn.
- Rob Romo Motioned to Adjourn
- Dustin Warren, Seconded the Motion.
- Motion so Carried.

5. **Meeting Adjourned at 1:43 p.m.**

Signature of Secretary

Date

Minutes Scribe: Wendy Bloom, Essex Association Management, L.P.

2023 Year End Balance Sheet

Balance Sheet Report Thunder Rock Residential Homeowners Association, Inc.

As of December 31, 2023

	<u>Balance Dec 31, 2023</u>	<u>Balance Oct 31, 2023</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1010 - First Citizen Bank (CIT)	64,032.32	35,645.64	28,386.68
Total Assets	64,032.32	35,645.64	28,386.68
Total Assets	64,032.32	35,645.64	28,386.68
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	4,582.81	398.33	4,184.48
2050 - Prepaid Assessments	28,971.16	3,966.14	25,005.02
Total Liabilities	33,553.97	4,364.47	29,189.50
Total Liabilities	33,553.97	4,364.47	29,189.50
<u>Owners' Equity</u>			
Equity			
3900 - Retained Earnings	30,478.35	0.00	30,478.35
Total Equity	30,478.35	0.00	30,478.35
Total Owners' Equity	30,478.35	0.00	30,478.35
Net Income / (Loss)	0.00	31,281.17	(31,281.17)
Total Liabilities and Equity	64,032.32	35,645.64	28,386.68

2023 Year End Income Statement Summary

Income Statement Summary Thunder Rock Residential Homeowners Association, Inc. December 01, 2023 thru December 31, 2023

	Current Period			Year to Date (12 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	2,662.60	1,250.00	1,412.60	42,786.92	30,900.00	11,886.92	30,900.00
Total Income	2,662.60	1,250.00	1,412.60	42,786.92	30,900.00	11,886.92	30,900.00
Total General & Administrative	779.06	1,735.00	(955.94)	7,969.82	10,485.00	(2,515.18)	10,485.00
Total Insurance	0.00	0.00	0.00	0.00	2,500.00	(2,500.00)	2,500.00
Total Utilities	0.00	300.00	(300.00)	0.00	3,700.00	(3,700.00)	3,700.00
Total Infrastructure & Maintenance	0.00	100.00	(100.00)	0.00	2,600.00	(2,600.00)	2,600.00
Total Landscaping	4,338.75	1,400.00	2,938.75	4,338.75	9,900.00	(5,561.25)	9,900.00
Total Reserves	5,000.00	1,715.00	3,285.00	5,000.00	1,715.00	3,285.00	1,715.00
Total Expense	10,117.81	5,250.00	4,867.81	17,308.57	30,900.00	(13,591.43)	30,900.00
Net Income / (Loss)	(7,455.21)	(4,000.00)	(3,455.21)	25,478.35	0.00	25,478.35	0.00

March 2024 Balance Sheet

Balance Sheet Report Thunder Rock Residential Homeowners Association, Inc.

As of March 31, 2024

	<u>Balance Mar 31, 2024</u>	<u>Balance Feb 29, 2024</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1010 - First Citizen Bank (CIT)	76,460.90	82,994.38	(6,533.48)
1011 - RSV- First Citizen Bank (CIT)	6,500.29	0.00	6,500.29
Total Assets	82,961.19	82,994.38	(33.19)
Receivables			
1400 - Accounts Receivable	21,505.61	22,088.98	(583.37)
Total Receivables	21,505.61	22,088.98	(583.37)
Total Assets	104,466.80	105,083.36	(616.56)
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	3,507.89	2,984.88	523.01
2050 - Prepaid Assessments	145.07	145.07	0.00
Total Liabilities	3,652.96	3,129.95	523.01
Total Liabilities	3,652.96	3,129.95	523.01
<u>Owners' Equity</u>			
Equity			
3900 - Retained Earnings	30,478.35	30,478.35	0.00
Total Equity	30,478.35	30,478.35	0.00
Total Owners' Equity	30,478.35	30,478.35	0.00
Net Income / (Loss)	70,335.49	71,475.06	(1,139.57)
Total Liabilities and Equity	104,466.80	105,083.36	(616.56)

March 2024 Income Statement Summary

Income Statement Summary Thunder Rock Residential Homeowners Association, Inc. March 01, 2024 thru March 31, 2024

	Current Period			Year to Date (3 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	2,393.32	1,081.00	1,312.32	78,465.32	48,598.00	29,867.32	67,142.00
Total Income	2,393.32	1,081.00	1,312.32	78,465.32	48,598.00	29,867.32	67,142.00
Total Expenses	0.00	366.42	(366.42)	0.00	1,099.25	(1,099.25)	4,397.00
Total General & Administrative	1,232.89	1,263.75	(30.86)	3,529.83	3,036.25	493.58	10,995.00
Total Insurance	0.00	0.00	0.00	0.00	2,500.00	(2,500.00)	2,500.00
Total Utilities	0.00	209.17	(209.17)	0.00	625.49	(625.49)	3,750.00
Total Infrastructure & Maintenance	0.00	1,000.00	(1,000.00)	0.00	2,125.00	(2,125.00)	10,500.00
Total Landscaping	2,300.00	2,708.00	(408.00)	4,600.00	8,125.00	(3,525.00)	35,000.00
Total Expense	3,532.89	5,547.34	(2,014.45)	8,129.83	17,510.99	(9,381.16)	67,142.00
Net Income / (Loss)	(1,139.57)	(4,466.34)	3,326.77	70,335.49	31,087.01	39,248.48	0.00

Community Updates



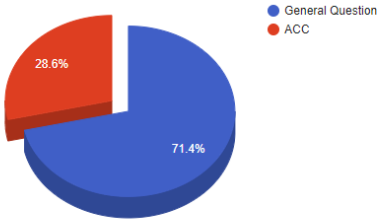
Thunder Rock Residential Community Charts

Conversation Started: 01/01/24 to 04/25/24

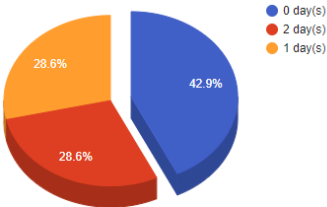
Total Number of Submissions for Date Range: 7

Pie Charts ordered by: Percentage (high-to-low)

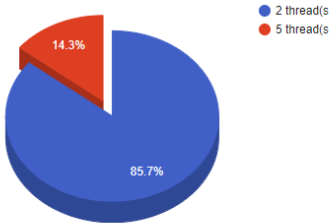
Submissions by Category



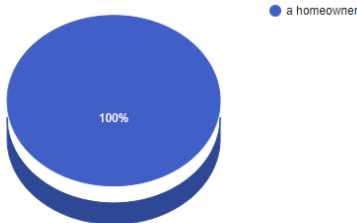
Statistics by Age



Statistics by Conversation Thread



Statistics by Submission Group



Unit Type Listing

Thunder Rock Residential Homeowners Association, Inc.

Unit Type	Max. Units	Curr. Units	Sq. Foot	Percent Interest	Late Fee	Occupied Flag
01 -- Single Family Homes	1966	107			0.00	Occupied
BUILDERS -- DR Horton / Lennar		127			0.00	Occupied
COMMONS -- Common Areas		0			0.00	Occupied
DECLARANT -- MM Marble Falls 1070, LLC		0			0.00	Occupied
PH 1-2 -- PH 1 - 280 / PH 2 - 485		14			0.00	Occupied
PH 3-4 -- PH 3 - 190 / PH 4 - 293		0			0.00	Unoccupied
PH 5-6 -- PH 5 - 295 / PH 6 - 175		0			0.00	Unoccupied
PH 7 - 8 -- PH 7 - 166 / PH 8 - 82		0			0.00	Unoccupied

Saved to S: Drive

Total Percentage Interest based on Max number of units: 0.00000000%

Policy Updates

Corporate Transparency Act (CTA)

- **Effective January 1, 2024**
- A copy of your current, valid driver's license or a copy of your passport; listing your full date of birth and your current, full mailing address

Mandatory Policy Changes

- **State Mandated Policies to be Amended/ Adopted**
 - Amend- Collections/ Payment Plan Policy
 - Adopt- Enforcement Policy
 - Adopt- Security Measures Policy
- **Not Required but Highly recommended be Amended/ Adopted**
 - Adopt- Lightning Rod Policy
 - Adopt- Community Wide Standard Policy
 - Adopt- Drones and Unmanned Aircraft Policy

➤ Contact Us!



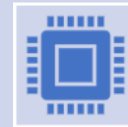
A PROFESSIONAL PROPERTY MANAGEMENT COMPANY



Phone: (972)428-2030



Fax: (469) 342-8205



**After Hours Emergency
Line: (888) 740-2233**

For a quick response, go to your community website or www.essexhoa.com and submit your inquiry under the “Contact Us” page. An agent will begin working on your inquiry the moment it is received.



THUNDER ROCK
RESIDENTIAL ASSOCIATION



Adjourned