



**FFHOA EXECUTIVE COMMITTEE
MEETING MINUTES**

2023 Theme: Beautification Re-imagined
October 30th 2023 6:40PM to 8:30 PM
Place: Desoto City Hall – BlueBonnet Room #2

HOA Members Attending	Absent
Jesse Ingram Sam Nease Sharon McGlover Darlene Jessie Loretta Calhoun	Janelle Alves
Associa Principal Management Group	Landon Burt – Bus Dev Mgr Michelle Reynolds - Bus Dev Mgr

Call to Order: Chairman Ingram convened at 6:40

1. Introductions

- Time: 6:40 PM

2. Technology Updates

- Presenter: Sam
- Time: 6:50 PM
- Details:
 - Discussed issues with Spectrum and transition to Full Duplex routing causing current issues.
 - Goal is to have speeds comparable to fiber optic internet
 - Estimated resolution time: 1-2 months, per Spectrum's statement.

3. Financial Update

- Presenter: Sharon
- Time: 6:56 PM
- Details:
 - Presented balance sheet, budget, and expense details.
 - Current balance: \$19,000; projected expenses for 2023: \$22,000.
 - Total fees collected this year: \$29,692.
 - Addressed an unspecified category in the balance sheet, which is under investigation.
 - Encouraged members to contact her with any questions.

4. Social Event Announcement

- Presenter: Loretta
- Time: 7:01 PM
- Details:
 - Event scheduled for December 7th, 6-9 PM, at \$55 per person.
 - Follow-up email to be sent to residents.

5. Presentation by Associa HOA Management Firm

- Time: 7:10 PM
- Details:
 - Services Overview:



- Ascensia representatives provided an extensive overview of their services, including conducting compliance inspections, issuing notices, handling financials, and more.
- Emphasized the integration of these services with the Townsquare app/platform.
- Highlighted the role of an HOA manager who would facilitate these services throughout the year, including driving through the community to identify and flag violations.
- **Violation Process:**
 - Detailed the process of generating violation reports.
 - The HOA board has the option to review violation reports before distribution.
 - Discussed how they handle major violators and offenders with a swift and prioritized approach.
- **Financial Management:**
 - Would provide comprehensive financial reports, including balance sheets, to the board, along with meeting notices and weekly reports.
 - **Community Engagement and Maintenance:**
 - Described their approach to enhance community engagement and their assistance with maintenance issues, even as minor as a broken sprinkler head.
 - Mentioned the notification of suspicious activities via the application.
- **Legal and Governance Compliance:**
 - Stated their capacity to work with Dean Riddle attorneys or others
 - Would rely on our community's by-laws for code enforcement.
 - Would assist in best practices and guidance around bi-laws
- **Audience Q&A:**
 - **Account Size and Range:**
 - Their accounts range across 49 states, typically managing 100-200 homes per community, with some associations housing up to 4,000-5,000 residents.
 - **Fee Structure:**
 - Annually but outlined in Exhibit A provided to Treasurer and the board
 - **Compliance Inspections:**
 - Confirmed monthly inspections, with prioritized attention to major violators.
 - **Resale Certificate Fee Process:**
 - Clarified that the resale certificate fee is handled between the buyer and seller, with no impact on the association. The seller pays the fee for accessing archives, and the buyer receives all governing documents before closing.
 - **Responsiveness:**
 - Guaranteed a 24-hour turnaround time for responses to the HOA board.

6. Treasurer's Report

- **Presenter: Sharon**
- **Time: 8:05 PM**



- **Details:**
 - **Comparison with other HOAs' expenses.**
 - **Estimated cost for Ascensia Management: \$6,000/year.**
 - **Proposed increase in dues: approximately \$150/home/year.**
- 7. Vote on Associa Management Engagement**
 - **Time: 8:20 PM**
 - **Details:**
 - **Motion to engage Ascensia HOA Management by Jan 1st.**
 - **Vote outcome: 13 YES, 0 NO.**
- 8. Additional Topics and Questions**
 - **Time: 8:25 PM**
 - **Details:**
 - **Request for more transparency on surveillance for traffic and violations.**
 - **Solar panels are not something that is enforceable by the board**
- 9. Adjournment**
 - **Time: 8:30 PM**
 - **Motion: Motioned and approved to adjourn the meeting.**

Block Party: December 7th, Pappadeaux
Minutes Prepared by: Sam Nease, HOA Secretary
Date: 10/30/23