

4/6/2023

Northpointe Crossing Homeowners Association, Inc.  
Anna, Texas

RE: *Board Meeting Notice*

Dear Homeowner:

Please join Northpointe Crossing Homeowners Association Board of Directors for an Open Session Board Meeting on 4/13/2023 at 6:00 P.M. at Pin Oaks Christian Fellowship Church at 2620 Co Rd 1106, Anna, TX 75409. The purpose of this meeting is to conduct a review of the most recent completed financials, and discussion on old and new business.

Per Section 209.051 of the Texas Property Code as it relates to open meetings, notice must be provided to owners that the following items may be discussed in either general or executive session: "fines; damage assessments; initiation of foreclosure actions; initiation of enforcement actions, excluding temporary restraining orders or violations involving a threat to health or safety; increases in assessments; levying of special assessments; appeals from a denial of architectural control approval; or a suspension of a right of a particular owner before the owner has an opportunity to attend a board meeting to present the owner's position, including any defense, on the issue."

If you have any questions, please feel free to contact your Community Manager, Monique Shivers at [MShivers@principal-mgmt.com](mailto:MShivers@principal-mgmt.com).

Sincerely,

Associa PMG North Texas,  
Agent for Northpointe Crossing HOA  
Monique Shivers  
Community Association Manager

Northpointe Crossing HOA  
Board of Directors Meeting  
April 13th, 2023 | 6:00PM |  
Pin Oaks Christian Fellowship  
2620 CR 1106, Anna TX, 75409

## Agenda

1. Quorum / Call to Order
2. Treasurers Report
3. Secretary's Report
  - a. Meeting minutes
    - i. Adopt February 9<sup>th</sup>, 2023 Meeting Minutes
  - b. Ratifications of electronic votes between Meetings
    - i. Lebo Additional Pool Item Reimbursement- \$361.20
    - ii. CR1106 Masonry Wall Repair- \$900
    - iii. Droptine: Pool Gazebo Roof Paint-\$3,750
    - iv. Droptine: Change Order- \$7,624.86
      1. Upgrade NVR, additional sconces, H2O Heaters, pillar
4. New Business
  - a. Foreclosure Reviews
    - i. Account#: 3902804
    - ii. Account#: 3857807
    - iii. Account#: 3770405
    - iv. Account#: 3955275
    - v. Account#: 3995439
    - vi. Account#: 4012751
  - b. Set Annual Meeting Date
  - c. Approve TownSq Electronic Voting for Annual Meeting
  - d. Approve adding CCR amendment: Single Tree VS 2-Tree Requirement
  - e. Approve adding CCR amendment: Rental Restrictions
  - f. Approve adding CCR amendment: Minimum voting requirement %70 vs Simple Majority
5. Homeowner Open Forum- Limit to 2 minutes per homeowner
6. Adjourn into Executive Session
  - a. Delinquency review – Waiver / Payment Plans
  - b. Compliance Review- Hearings / Fine Appeals
  - c. Delinquency Account Status Review
  - d. Board Positions and Expectations Discussion
  - e. Ex Officio: Definition & Process
  - f. Pool Remodel Updates
  - g. Ravine Loan Updates
7. Adjournment