

6/29/2023

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 7/6/2023 at 6:00 P.M. at JKB Elementary School 2725 Bryant Farm Rd, Anna, TX 75409. The purpose of this meeting is to conduct a review of the most recent completed financials, discussion on old and new business, as well as discuss Annual Meeting date and Special Assessment requirements.

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.

Sincerely,

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

Northpointe Crossing HOA
Board of Directors Meeting
July 6th, 2023 | 6:00PM
JKB Elementary Cafeteria
2725 Bryant Farm Road, Anna, TX

Agenda

1. Quorum / Call to Order
2. Treasurers Report
3. Secretary's Report
 - a. Meeting minutes
 - i. Adopt April 13th, 2023 Meeting Minutes
 - b. Ratifications of electronic votes between Meetings
 - i. Pool Signs: Emergency Phone & Keycard Request \$206.00
 - ii. Koper Enterprises: Additional Sectional Seats \$2004.14
 - iii. X Team, Inc.: Beaver Trapping \$1622.67
 - iv. Thousand Oaks: Pool Area Ant Treatment \$618.32
 - v. Pool Signs: Pool Closed and Splash Pad Timer \$185.00
 - vi. Lebo Reimbursement: Drainage & Pool Repairs \$1,916.26
4. New Business
 - a. Foreclosure Reviews
 - i. N/A
 - b. Pool Bans
 - i. 05-24-2023 Incident: Ban Until 6-26-2023
 1. Account#: 3840995
 2. Account#: 3617704
 3. Account#: 3870198
 - ii. 06-02-2023 Incident: Full 2023 Pool Season Ban
 1. Account# 3840995
 2. Additional Unknown Individuals
 - iii. 06-08-2023 Incident: Full 2023 Pool Season Ban
 1. Account# 3767748
 2. Additional Unknown Individuals
 - iv. 06-09-2023 Incident: Full 2023 Pool Season Ban
 1. Unknown Individuals
 - v. 06-29-2023 Incident: Full 2023 Pool Season Ban
 1. Account# 3617186
 2. Account# 3617649
 3. Additional Unknown Individuals
 - c. Pool Service Vendor Replacement Vote
 - d. Approve Special Assessment Vote Details and Date
 - e. Set Next Board Meeting Date and Location
 - f. Set Annual Meeting Date and Location
 - g. Approve TownSq Electronic Voting for Annual Meeting
 - h. Approve adding CCR amendment: Single Tree VS 2-Tree Requirement
 - i. Approve adding CCR amendment: Rental Restrictions
 - j. Approve adding CCR amendment: Minimum voting requirement %70 vs Simple Majority
5. North Ravine Project Town Hall
6. Adjourn into Executive Session
 - a. Delinquency review – Waiver / Payment Plans
 - b. Compliance Review- Hearings / Fine Appeals
 - c. Delinquency Account Status Review
7. Adjournment