



2024 Annual Meeting

January 18, 2024

Agenda

- ❑ Call to Order
- ❑ Proof of Notice
- ❑ Establish Quorum
- ❑ Introductions
- ❑ 2023 Year in Review
- ❑ 2024 Budget Review
- ❑ 2024 Election of Board of Directors
- ❑ 2024 New Business and Announcements
- ❑ Resident Input
- ❑ Adjournment

Board of Directors

- Jason Mastoris - President
- Bobby McGehee - Vice President
- Amy Rojas - Secretary
- Adam Deem - Treasurer
- Myong Chong - Member at Large

Legacy Southwest Team

Ryan Smith - Senior Community Manager

Ryan@legacysouthwestpm.com

214-705-1615

Shannon Ratliff- Administrative Assistant

Shannon@legacysouthwestpm.com

214-705-1615

Office Hours are Monday thru Thursday 9am to 5pm and Friday 9am to 3pm



2023 Year In Review

- Resident Survey - based on results the following were implemented
 - Recurring resident social happy hours started in June 2023
 - Social and Landscaping Committees initiated
 - Welcome gift for new neighbors initiated
 - Quarterly newsletter launched Q4'23
- Yard of the month implemented in April 2023
- Spectrum high speed internet proposal created, approved by residents and contract finalization in progress
- Entrance landscaping enhanced
- Holiday decorations upgraded

2023 Financial Review

as of 12/31/23

- **Cash on Hand:**
 - Operating Account: \$ 6,240
 - Reserve Account: \$132,959
- **Income for 2023:**
 - Budgeted: \$64, 603
 - Received: \$66, 803
- **Expenses for 2023:**
 - Budgeted: \$64, 603
 - Actual: \$65, 857

2023 Expense breakdown:

- **Landscaping Expenses:** \$30,743
 - Includes Landscape Improvements
- **Maintenance and Repairs:** \$ 7,232
- **Insurance and Taxes:** \$ 3,095
- **General and Administrative:** \$14,421
 - Includes Previous Legal Invoices
- **Utilities:** \$ 9,359

2024 Budget

<u>Annual Assessment</u>	<u>Total</u>
Accounting & Admin Fees	\$ 2,600
Electricity	\$ 3,300
Holiday Decorations	\$ 1,200
Insurance	\$ 3,400
Landscape Improvements	\$ 4,000
Landscaping and Mowing	\$ 26,193
Legal Fees	\$ 500
Legacy Management Fee	\$ 6,485
Office	\$ 75
Repairs and Maintenance	\$ 4,500
Social	\$ 2,500
Taxes	\$ 1,500
Water	\$ 8,000
Web Site	\$ 350
Sub-total	\$ 64,603

Special Assessment

• Reserve for Future Expenses	\$12,278
• Reserve	\$ 6, 100
Sub-total	\$18, 378

2024 Board Elections

The offices of Vice President and Treasurer are up for election

Vice President
() Bobby McGehee

Treasurer
() Matt Peeler

As both candidates are running unopposed, Bobby and Matt will be elected via proclamation

2024 New Business

- ❑ Spectrum contract execution and implementation
- ❑ Empower committees to craft plans
- ❑ Continue to enhance communications
- ❑ Explore park lighting options



Thank
you

Adjournment

So glad to have you join us!

If you have any questions or concerns
that were not covered in tonight's
meeting, please email
ryan@legacysouthwestpm.com