



Q2 Virtual Board of Directors Meeting

Wednesday, July 30, 2025, at 6:00 p.m.

Virtual Microsoft Teams Meeting

[Click here to join the meeting](#)

Meeting ID: 236 972 830 626 3 Passcode: bv6sQ2u5

Or call in (audio only)

Number: [+1 323-433-2148](#) Conference ID: 898 297 962#

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Agenda

- Establish Board Quorum
- Call Meeting to Order
- Introduction of the Board of Directors
 - Alphonso Mack, President
 - Arg Stratton, Vice President
 - Sergio Ortega, Secretary
- Introduction of Essex Association Management, L.P. Representatives
 - Dean McSherry, Association Manager
 - Victor Corcoran, Assistant Association Manager
 - Holly Belvin, Account Manager
 - Gabi Ondziel, Administrative Assistant
 - Essex Support Staff
- Approval of Previous Board Meeting Minutes
- Financial Review
 - June 2025 Balance Sheet & Income Statement Summary
- Community Updates
 - Old Business
 - New Business
- Adjourn Open Session
- Executive Session
 - Delinquency Review
 - Ratify Fee Waivers
 - Acknowledgement of Fines and/or Self-Helps
 - Compliance Overview
- Adjourn Executive Session

Approval of Previous Board Meeting Minutes

Board of Directors Meeting Minutes Tenison Village Homeowner Association, Inc.

4.23.2025

Name	Title	Present
Alphonso Mack	President	Y
Arg Stratton	Vice President	Y
Sergio Ortega	Secretary	Y

Present from Essex Association Management, L.P.:

Dean McSherry, Community Association Manager

Victor Corcoran, Assistant Manager

Essex Support Staff /Robert Larin

Meeting Type and Location:

Board of Directors

Virtual Meeting

April 23, 2025 @ 6:00 pm

Meeting called to order at 6:02 pm.

Introductions: Dean McSherry gave introductions to the Board of Directors and Essex Association Representatives.

Financial Review:

Dean reviewed the February 2025 Balance Sheet Report and Income Statement Summary explaining what each line item consists of and any significant variances. With no questions from the Board, Financials approved. Arg motioned, Sergio seconded, with all in favor motion carried.

Board & Community Updates:

Dean reviewed and discussed the following Completed Projects to include:

Completed Projects:

- Spring landscaping maintenance completed across common areas
- New pool furniture ordered
- Pedestrian gate enhancements
- Replacement of damaged gate at Samuell

Ongoing HOA Projects:

- Landscape improvements and repairs throughout common areas
- Streetlight maintenance and repairs
- Electrical power established for the Samuell Condor camera
- Planning and coordination of upcoming community events

Developer/Builder Update/Pool:

The builder is currently awaiting the installation of electrical service by Oncor. Once power is available, the builder has projected a completion timeline of approximately three weeks for the community pool construction

With no other business to discuss, motion to adjourn Open Session 6:42pm. BOD motioned to adjourn, with all in favor motion so carried.

Homeowner Q&A

Executive session initiated at 6:42pm

Signature of Secretary or Board President

Date

Minutes Prepared by: Robert Larin, Essex Association Management, L.P., On behalf of Tenison Village Homeowners Association, Inc.

June 2025 Balance Sheet

Balance Sheet Report Tenison Village at Buckner Ter

As of June 30, 2025

	<u>Balance Jun 30, 2025</u>	<u>Balance May 31, 2025</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1010 - First Citizen Bank Operating Account	100,215.67	120,575.78	(20,360.11)
1011 - RESERVES- First Citizen	89,619.60	89,607.08	12.52
1013 - FCB Bank ICS Account	222,045.49	222,005.35	40.14
Total Assets	411,880.76	432,188.21	(20,307.45)
Receivables			
1400 - Accounts Receivable	26,135.02	31,290.21	(5,155.19)
Total Receivables	26,135.02	31,290.21	(5,155.19)
Total Assets	438,015.78	463,478.42	(25,462.64)
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	12,899.55	31,004.21	(18,104.66)
2050 - Prepaid Assessments	4,657.32	4,343.99	313.33
Total Liabilities	17,556.87	35,348.20	(17,791.33)
Total Liabilities	17,556.87	35,348.20	(17,791.33)
<u>Owners' Equity</u>			
Equity			
3900 - Retained Earnings	211,620.08	211,620.08	0.00
Total Equity	211,620.08	211,620.08	0.00
Total Owners' Equity	211,620.08	211,620.08	0.00
Net Income / (Loss)	208,838.83	216,510.14	(7,671.31)
Total Liabilities and Equity	438,015.78	463,478.42	(25,462.64)

June 2025 Income Statement Summary

Income Statement Summary Tenison Village at Buckner Ter June 01, 2025 thru June 30, 2025

	Current Period			Year to Date (6 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	347.38	2,105.00	(1,757.62)	312,029.11	314,233.00	(2,203.89)	326,866.00
Total Income	347.38	2,105.00	(1,757.62)	312,029.11	314,233.00	(2,203.89)	326,866.00
Total Expenses	0.00	948.00	(948.00)	500.00	5,687.00	(5,187.00)	11,374.33
Total General & Administrative	1,822.22	1,598.00	224.22	17,961.67	15,852.00	2,109.67	30,450.00
Total Insurance	0.00	0.00	0.00	9,809.68	12,040.00	(2,230.32)	12,040.00
Total Utilities	833.95	1,200.00	(366.05)	2,493.03	7,200.00	(4,706.97)	14,400.00
Total Infrastructure & Maintenance	4,384.90	6,158.00	(1,773.10)	39,116.85	44,286.00	(5,169.15)	88,554.00
Total Pool	0.00	6,820.00	(6,820.00)	20,151.10	40,420.00	(20,268.90)	66,340.00
Total Landscaping	977.62	8,175.00	(7,197.38)	32,581.89	37,050.00	(4,468.11)	70,100.00
Total Irrigation Maintenance	0.00	600.00	(600.00)	(19,423.94)	3,600.00	(23,023.94)	7,200.00
Total Reserves	0.00	2,201.00	(2,201.00)	0.00	13,204.00	(13,204.00)	26,407.67
Total Expense	8,018.69	27,700.00	(19,681.31)	103,190.28	179,339.00	(76,148.72)	326,866.00
Net Income / (Loss)	(7,671.31)	(25,595.00)	17,923.69	208,838.83	134,894.00	73,944.83	0.00

Community Updates

Q2 Completed projects

- Streetlight inspection and repairs (2 lights repaired)
- Pool furniture ordered & delivered
- Simcoe st dead-end landscaping improvements
- Multiple irrigation repairs throughout common area
- Entrance gate repairs
- Uplighting repairs along Aldenbury Street (row home area)
- Street parking re-stripping
- Pool access registration completed

Q3 Projects in progress

- Common area dead tree removals & fall replacements
- Detention area maintenance proposals
- Full community front-yard landscaping service proposals underway
- Large tree removal due to safety concerns (Completed)
- Pool Opening (Completed)
- Town Square registration
- Summer bash community event

**TENISON
VILLAGE**
AT BUCKNER TERRACE
HOMEOWNERS ASSOCIATION

Office Information

Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, Texas 75006
Office: (972) 428-2030
After Hours Emergency Line: (888) 740-2233

Monday - Friday
9:00 a.m. to 5:00 p.m.

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**TENISON
VILLAGE**
AT BUCKNER TERRACE
HOMEOWNERS ASSOCIATION



THANK YOU
FOR ATTENDING!