



Prairie View Association

2020 Annual Meeting





Please Type
Questions into the
Q&A in Zoom

Welcome & Call to Order

Introductions

- Board of Directors
- CCMC Management Team

Establishment of Quorum and Meeting Minutes

- Quorum
- Approval of 2019 Annual Meeting Minutes

Community Management Update

- 2020 Accomplishments
- Financial Overview
- 2021 Goals

Community Development Update

- Community Developer- Taylor Duncan Interests

Adjournment

Question & Answer Session



Call to Order



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Introductions

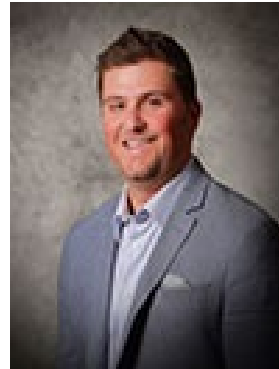




Board of Directors



Rich Alberque
President



Spencer Taylor
Vice President



Philip Duncan
Secretary & Treasurer



CCMC Management Team



Jamie Patterson
Community Manager

Andy Babbitt

Division President

Mathew Eberius

Vice President

Alyssa Wilson

Vice President, Lifestyle Services

Rada Bittner

Community Accountant

Lily Ann Norris

Account Receivable Specialist

Vanessa Figueroa

Account Payable Specialist



Establishment of Quorum and Meeting Minutes



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Community Update



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2020 Accomplishments

- **Amenity Center and Pool Equipment Area**
- **New Electric Service**
- **Irrigation Improvements**
- **Covid Response**
 - **Pool Monitors**
 - **Waivers**
 - **Additional Cleaning**
 - **Signage Posted in the Community**
- **Bathroom Repairs**

Covenant Enforcement

- Monitor all properties in the development for ongoing maintenance as well as compliance with maintenance standards established by the governing documents

Common Area Maintenance

- Maintain landscaping in the entryways and along the perimeters of the neighborhood
- Maintain common area parks and pool

Lighting

- Maintain all landscape lighting and up lighting

Architectural Control

- The Residential Architectural Review Committee (ARC) reviews and approves all changes/revisions to the exterior elements of existing homes

Community Standards

- Architectural standards preserve, protect and enhance property values within your community.
- Ensures aesthetic consistency throughout the neighborhood.
- Maintains the quality of development within Prairie View and protects property owners' investments in a harmonious manner.

Architectural Modifications

For all submittals for Architectural Review and Plan Review on your property, contact the Community Manager. Phone: 469.246.3500

All property owners must submit an Architectural Review Committee application form for any change to the exterior of your property.

Be sure to submit your application before starting your project and allow sufficient time for review and approval.

Include all required documentation per the modifications guidelines. Incomplete submissions will be denied.





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Community Financials



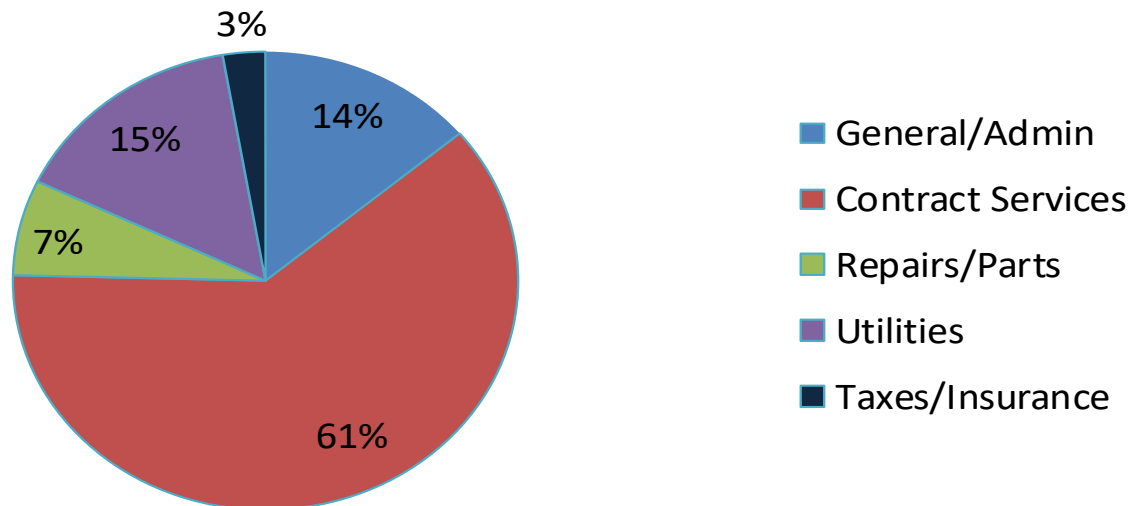
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2020 Budget

Projected Income: \$355,712

Projected Expenses: \$355,712

- Admin/General: \$49,481
- Contract Services: \$218,674
- Repair & Maintenance: \$23,950
- Utilities: \$53,905
- Taxes & Insurance: \$9,702

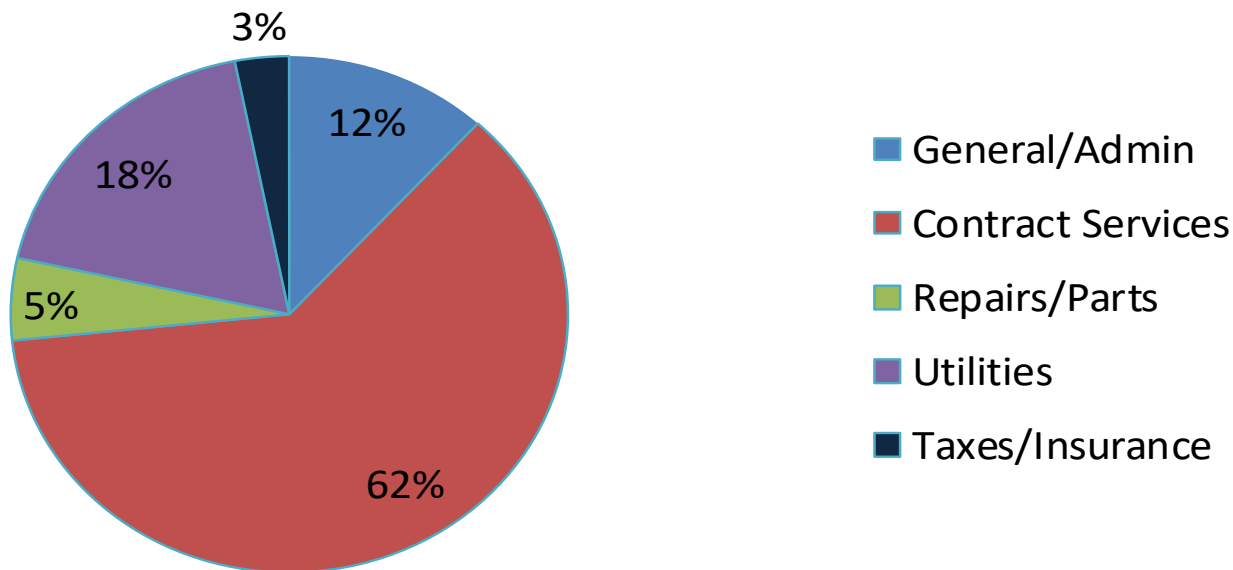


2020 Expense Actuals

*as of September 30, 2020



Income: \$254,504
Expenses: \$271,978
Net Income/Loss: -\$2,283.69
Reserve Account: \$27,037.08



2020 Balance Sheet

*as of September 30, 2020



Assets

- Total Cash: \$41,835.51
- Accounts Receivable: \$17,302.84
- Other Assets: \$5,011.56

Total Assets: \$64,149.91

Liabilities & Equity

- Total Current Liabilities: \$91,494.51
- Total Equity: -\$27,344.60

Total Liabilities & Equity: \$64,149.91

2021 Goals

- Oversee Landscape Maintenance
- Establish Community Advisory Committee
- Begin Transition to include Homeowner Board member.



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Sales and Closing



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Adjournment



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Community Newsletter

Text "PrairieView" to 22828

Community Website

www.prairieviewassociation.com

It's easy to join our mailing list!

Just send your email address
by text message:

Text

PRAIRIEVIEW

to **22828** to get started.



Message and data rates may apply.



Q & A


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Questions and Answers

Q: Can the bathrooms at the pool be available year round?

A: The pool access must be restricted in the off season and the bathrooms cannot be open and the pool closed.

Q: Can the landscape at the roundabout and Blue Stem Park be improved?

A: The City of Frisco requires the use of drought tolerant plants. We are working with North Texas Landscape on a few items.

Q: Are there any plans for the open space in the park on Round Prairie, such as soccer fields or volleyball?

A: Not at this time.

Q: Can directional signs be placed in the roundabouts? Many people travel in the wrong direction.

A: The City of Frisco is responsible for street signs. We can request them; however the City will be responsible for installing them.



Thank you
for attending!