



# Prairie View Association

## 2020 Annual Meeting





Please Type  
Questions into the  
Q&A in Zoom



# Agenda

## **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





# 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

A photograph of a residential neighborhood featuring a large, modern brick house with a prominent gabled roof and a long, paved driveway. The property is surrounded by manicured lawns and young trees. In the foreground, a dark brown wooden sign is mounted on a stone wall, with the words "KRAFT PARK" and a stylized white plant graphic. The background shows a clear blue sky with some wispy clouds.

# Establishment of Quorum and Meeting Minutes





# Door Prize





# Community Update



# 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.





# Door Prize





# Community Financials



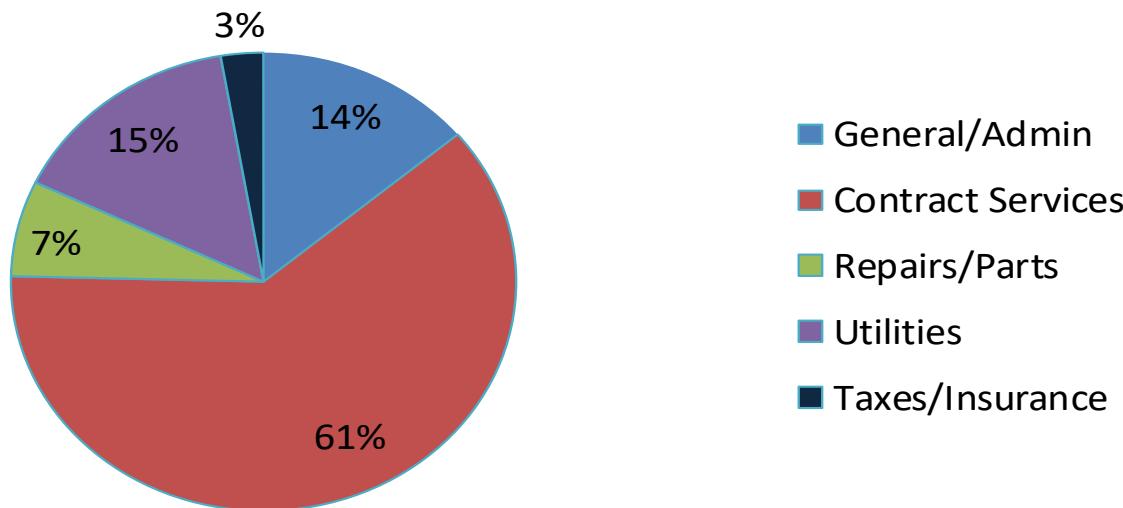


# 2020 Budget

**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

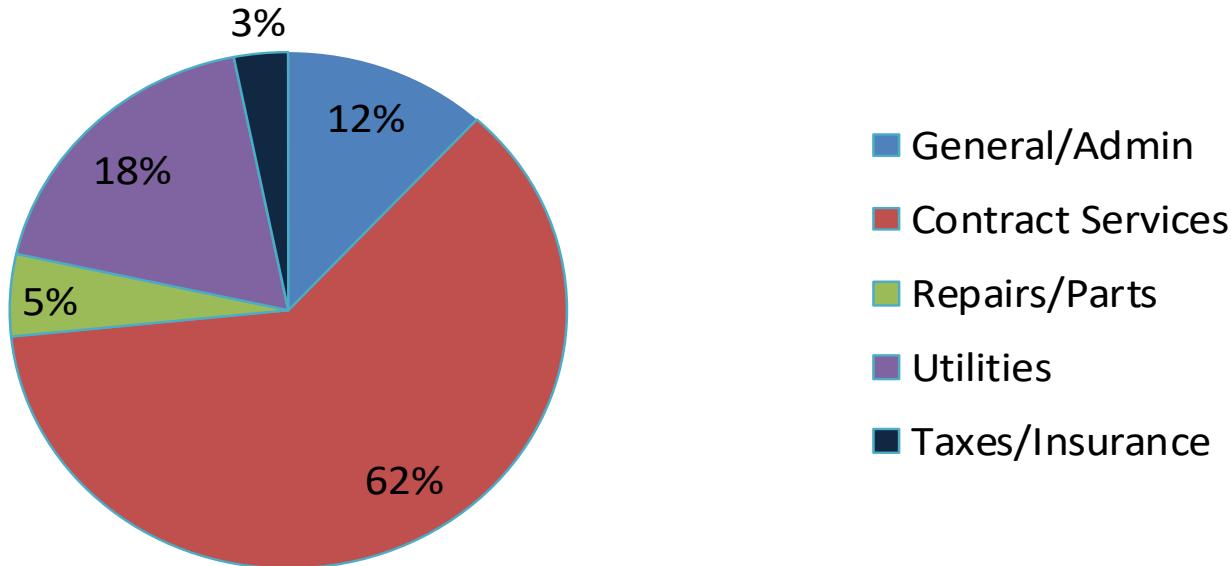
\*as of September 30, 2020

**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.



# Door Prize



A photograph of a large, modern swimming pool with a curved concrete deck. In the background, there is a wooden pavilion with a retractable roof and several white lounge chairs. The sky is blue with wispy white clouds. The image is positioned on the left side of the slide, with a dark purple diagonal overlay on the right.

# Sales and Closing





# Adjournment





# Door Prize



# Get Connected

## Community Newsletter

Text “PrairieView” to 22828

## Community Website

[www.prairieviewassociation.com](http://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



# 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!

