



Virtual Board of Directors Meeting

Wednesday, December 10th, 2025 at 10:00AM

Virtual Microsoft Teams Meeting

[Click here to join the meeting](#)

Meeting ID: 268 519 551 348 13 Passcode: 6o5uh7dD

Call-in Option (Audio Only)

Dial-In: 1 323-433-2148 Conference ID: 934 341 492#

Draft Agenda

- Establish Board Quorum
- Call Meeting to Order
- Introduction of the Board of Directors
 - o Matthew Dawson, President
 - o Dustin Warren, Vice President
 - o Darren Thompson, Secretary
- Introduction of Essex Association Management, L.P. Representatives
 - o Donna Mascaro, Community Association Manager
 - o Darlene Merritt, Administrative Assistant
 - o Holly Bevins, Accounting Managerto Essex Support Staff
- Financial Review
 - o September 2025 Balance Sheet & Income Statement Summary
 - o 2026 Budget Approval
- Community Updates
 - o Old Business
 - o New Business
- Resolution to Adopt New or Amended State Policies
- Adjourn Open Session / Q&A
- Executive Session
 - o Delinquency Review
 - o Ratify Fee Waivers
 - o Compliance Overview/Fining Policy
- Adjourn Executive Session

Essex Association Management, L.P.

4570 Westgrove Dr, Suite 230

Addison, TX 75001

Phone: (972) 428-2030 Fax: (469) 342-8205

<https://erwinfarmshoa.com>



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