



Virtual Board of Directors Meeting Wednesday, August 6th, 2025 at 6:00PM

Virtual Microsoft Teams Meeting

[Click Here To Join Meeting](#)

Meeting ID: 251 602 329 690 5 Passcode: FP6mv7S8

Call-in Option (Audio Only)

Dial-In: +1 323-433-2148 Conference ID: 858 025 393#

Draft Agenda

- Establish a Board Quorum
- Call Meeting to Order
- Introduction of the Board of Directors
 - Steven Weiss, President
 - Edward Hadfield, Vice President
 - Joshua Shelman, Secretary
- Introduction of Essex Association Management, L.P. Representatives
 - Gus Marin-Arias, Association Manager
 - Essex Support Staff
- Approve May 2025 Board Meeting Minutes
- Financial Review
 - June 2025 Balance Sheet & Income Statement Summary
 - Update on Lawn Care
 - Largest ongoing Expenses Past Three (3) Years
- Old Business
- New Business
 - Review & Approve Amendments to Bylaws

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- **Article 1**, Section 1.02 / Section 1.03
- **Article 2**, Section 2.02 / Section 2.03 / Section 2.04 / Section 2.06 / Section 2.07 / Section 2.08 / Section 2.09 / Section 2.10 / Section 2.11 / Section 2.12 / Section 2.13 / Section 2.15 / Section 2.16 / Section 2.17 /
- **Article 3**, Section 3.01 / Section 3.02 / Section 3.03 / Removal of Section 3.04 / Section 3.05 / Section 3.06 / Section 3.07 / Section 3.08 / Section 3.09 / Removal of Section 3.11 / Section 3.12 / Section 3.13 / Section 3.14 / Section 3.15 / Section 3.16 / Section 3.17
- **Article 4**, Section 4.01 / Section 4.02 / Section 4.03 / Section 4.04 / Section 4.08 (a)
- **Article 5**, Section 5.02
- **Article 6**, Section 6.01 / Section 6.02 / Section 6.03 / Section 6.05 / Section 6.06 / Section 6.07 / Section 6.08
- **Article 7**, Section 7.01 / Section 7.02 / Section 7.03
- Discuss on Street Parking within the Community
- Adjourn Open Session
 - Homeowner Q & A
- Executive Session
 - Compliance Overview
 - Acknowledgement of Compliance Fees & Fines
 - Delinquency Review & Vote
 - Ratification of Email Votes
- Adjourn Executive Session
- Overview of Compliance Report / Fines
- Adjourn Executive Session