



Virtual Board of Directors Meeting Thursday, October 9th, 2025 at 6:00PM

Virtual Microsoft Teams Meeting

[Click here to join the meeting](#)

Meeting ID: 299 959 779 738 5 Passcode: VU6NJ3eE

Call-in Option (Audio Only)

Dial-In: 1 323-433-2148 Conference ID: 749 581 005#

Draft Agenda

- Establish a Board Quorum
- Call Meeting to Order
- Introduction of the Board of Directors
 - Eric Zinsitz, President
 - Bryanna Humphrey, Vice President
 - Abbey Connors, Secretary
- Introduction of Essex Association Management, L.P. Representatives
 - Donna Mascaro, Association Manager
 - Darlene Merritt, Assistant Association Manager
 - Sarah Adames, Accounting Manager
- Approval of August 2025 Board Meeting Minutes
- Financials
 - August 2025 Balance Sheet & Income Statement Summary
 - Approve Proposed 2026 Budget
- Old Business
- New Business
- Adjourn Open Session
 - Homeowner Q & A
- Executive Session
 - Compliance Overview
 - Acknowledgement of Compliance Fees/Fines
 - Delinquency Review & Vote

**Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, TX 75006
Phone: (972) 428-2030 Fax: (469) 342-8205
<https://westonridgehoa.com>**



- Ratification of Email Votes
- Adjourn Executive Session

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