



Virtual Board of Directors Meeting

Wednesday, May 28th, 2025, at 6:00PM

Virtual Microsoft Teams Meeting

[Join the meeting now](#)

Meeting ID: 226 851 069 615 1 Passcode: 3ic9Nh9t

Call-in Option (Audio Only)

Dial-In: 323-433-2148 Conference ID: 270 658 319#

Draft Agenda

- Establish a Board Quorum
- Call Meeting to Order
- Introduction of the Board of Directors
 - o Wesley Sepulvado, President
 - o Donna Jimerson, Secretary
- Introduction of Essex Association Management, L.P. Representatives
 - o Gus Marin-Arias, Community Association Manager
 - o Essex Support Staff
- Financial Review
 - o April 2025 Balance Sheet & Income Statement Summary
- Community Updates
 - o Old Business
 - o New Business
- Adjourn Open Session
- Executive Session
 - o Delinquency Review
 - o Ratify Fee Waivers
 - o Acknowledgement of Fines and/or Self-Helps
 - o Compliance Overview/Fining Policy
- Adjourn Executive Session

Essex Association Management, L.P.

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<https://hickorywaterviewestateshoa.com/homepage.aspx>