

# Village Creek Community Association, Inc.

## Annual Meeting Minutes

July 17, 2018

6:30 p.m.

Pursuant to Article II, Section 4 of the Bylaws of the Village Creek Community Association, Inc. an Annual Meeting of the Membership was duly called and held on **July 17, 2018** at Longwood golf Club located at **13300 Longwood Trace Dr. Cypress Texas 77429**

### CALL TO ORDER

Director Martin called the meeting to order approximately at 6:30 p.m. Director Martin recognized Secretary Brojanac for a determination of quorum. With a minimum of ten percent of the membership of Village Creek Community Association present in person and/or by proxy, Director Martin certified the quorum requirement confirmed. Otis Chandler presented the notice announcing the Annual Meeting of the membership. He asked for a motion to accept the meeting notice as is. A motion from the membership was presented, seconded, and accepted. The Annual Meeting notice was approved. Director Martin introduced himself, Directors Davis, and Brojanac, and Otis Chandler of Spectrum Association Management to the Membership.

### SESSION

The 2018 Annual Meeting Agenda was presented to the Membership. Director Martin asked that all questions be held until the question and answer portion of the meeting.

### Election of Board Member

- Director Martin announced the start of the election and called for nominations from the floor. There were no nominations made from the floor.
- Director Martin introduced the candidates on the ballot, Cynthia Moody, Gordon Watson, E. Ty Thomas and Lynn Lehmann.
- The vote was held. All ballots, including those cast in person, emailed, and mailed proxies were tabulated and the winners announced were Cynthia Moody, E. Ty Thomas and Gordon Watson.

### Annual Meeting Minutes Approved

- Director Martin called the Membership's attention to the 2017 Annual Meeting Minutes located in their packets. Director Perry called for a motion to approve the 2017 Annual Meeting Minutes from the Membership. A motion from the membership was presented, seconded, and approved. The 2017 Annual Meeting Minutes were approved.

### Financial Report

- Director Martin presented a financial overview to the Membership. Director Martin explained the Association's current financial position compared to the same period last year. He went on to give a detailed summary of the Association's income and expenses. He explained the Association's current and prior month's expenses, as well as expenses year to date. Director Martin provided statistics of the percent of homeowners in good standing compared to delinquent homeowners. He concluded his remarks with a summary explaining the collection rate of Homeowner Assessments.

### ANNUAL REPORTS

#### Architectural Review Committee

- Director Martin provided a summary of the year to date ARC Request processed by the ARC Committee. He thanked all of the ARC members, Jimmie Sue Boehmler, Donald Scherck, Steven Winter, Joe Wright and Ben Yerby for their work on the committee. Director Martin discussed the review process of an ACC Improvement Request.

### **Landscape Committee**

- Director Martin gave an account of landscape activity that had taken place since the beginning of the year. Director Martin thanks Sherry Watson for her work on the committee.

### **Social Committee**

- Director Brojanac began by thanking Lisa Rawles for the outstanding work in handling the multiple social events during the last year. Director Brojanac listed the upcoming social events and asked for volunteers.

### **Pool**

- Director Martin announced the highlights of the past year and thanked Stacy Cheeseman and Gordon Watson for their work on the committee.

### **Accomplishments**

- Provided free document shredding to all Village Creek residents
- Creation of new website
- Extended basketball courts
- Replaced basketball goals
- Easter Egg Hunt and Parade
- Spring Community Garage Sale
- Pool Grand Opening
- Additional benches, garbage cans and pet waste stations around the lake
- Replaced Hot Water Heater
- Removal of dead plants and trees (ongoing)

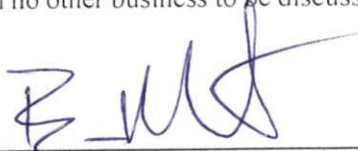
### **Questions and Answers**

Items discussed during the questions and answer session include the following

- The 2018 budget
- Operating expenses
- Pool expenses
- Projected 2018 financial outcome
- Landscape Concerns

### **ADJOURNMENT**

With no other business to be discussed the Annual Meeting was adjourned at 8:47 p.m.



\_\_\_\_\_  
Authorized Signer for  
Village Creek  
Community Association, Inc.

7-15-19  
\_\_\_\_\_  
Date