

**Village Creek Community Association, Inc.**  
**Board Meeting Minutes**  
February 18, 2019

Pursuant to Article VI, Section 1 of the Bylaws of the Village Creek Community Association, Inc., a meeting of the Directors was duly called and held on **February 18, 2019**, at Longwood Golf Club located at **13300 Longwood Trace, Cypress, TX 77429**.

**IN ATTENDANCE**

**Representing the Members of the Village Creek Community Association, Inc., were the following Board members:**

Brian Martin, President  
Greg Davis, Vice President  
Cynthia Moody, Treasurer  
Gordon Watson, Secretary  
Ty Thomas, Director

**Representing Spectrum Association Management, LP, was:**

Kim Gonzalez, Community Manager

**Call to Order / Determination of Quorum**

The meeting was called to order at 6:34 p.m. A quorum of Board members was announced.

**Ratification of Actions in Between Meetings**

- January 21, 2019 meeting minutes were unanimously approved by the Board and they were posted to the website and sent out via eblast in between meetings.

**Constable Report**

Harris County Sheriff's Department was unable to attend.

**Financial Report**

The Board was presented with the January financial report. Kim Gonzalez reviewed the Balance Sheet and Income Statement. A homeowner had a question about the monthly electric amount being over budget. Ms. Gonzalez explained it had not been distributed properly to the streetlight electric account. As of January 31, 2019, the Association has an 80% collection rate for 2019 Assessments.

**Committee Reports**

- **ARC** – Steven Winter reported that there were 6 new requests.
- **Landscape** – Sherry Watson reported the approved work on Village Creek Trail should be completed this week. The Lake Vista tree removal will begin later this week.
- **Social** – The community garage sale will be on April 5 and April 6. An announcement was also made for an additional committee to plan for additional social events. One homeowner present was interested in forming this sub-committee.
- **Pool** – Gordon Watson reported the repair of a leak was repaired by Greater Houston Pool Management. J & J Maintenance is almost at completion of various repairs at the pool house. A request for quote was sent out for the pool management contract.

**Old Business**

- **Safety Committee Formation and Recruitment** – Community volunteers are requested to take an active role in monitoring the common areas for any issues that may need to be addressed. One homeowner present was interested in participating. Several homeowners present confirmed they are

actively keeping an eye out for any issues.

- **Sidewalk Repair Update** – Additional areas of concern have been identified and Ms. Gonzalez will reach out to Leveled Concrete to request a quote.
- **Meeting Room Location** – Ty Thomas moved to approve a new location, The Venue, for the monthly board meetings. Greg Davis seconded the motion. Motion was unanimously approved. An eblast will be sent to notify residents of the change in venue.
- **RFQ for Pool Contract** – Previously discussed in the pool committee report above.
- **RFQ for Landscape Maintenance Contract** – The board reported that they will continue to use Monteverde Gardens and have addressed specific issues with them.
- **RFQ for Management Company Contract** – The board announced that effective April 1, Spectrum AM will no longer be the management company. Interviews for new management companies are under way.

### **New Business**

- **Shred Event Announcement** – A homeowner has requested to sponsor a shred event in September. The Board agreed that a September event may be planned by the homeowner.

### **Homeowner Forum**

Homeowners in attendance are listed on the sign-in sheet. A homeowner had a question about the upcoming development of low income housing nearby. Residents were encouraged to contact their Congressman. There was discussion regarding the formation of a coalition between surrounding communities to voice their concerns over the low income housing project. The Board indicated that it had no power as the board and suggested that any resident that would like to participate in the coalition could do so. Homeowner, Thomas Beuke, indicated he was interested in finding out more about it. One homeowner asked about putting up a sign with rules for the basketball court. The Board has been reviewing this matter and will continue to work on putting together a list of rules/etiquette for signs to be placed. One homeowner provided a list to the Board with suggested rules.

### **Next Meeting Date**

March 18, 2019

### **Adjournment of Open Session**

With no further business to discuss, the meeting was adjourned at 7:56 p.m.

**APPROVED BY THE BOARD**

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Village Creek Community Association, Inc.

*Kimberly Gonzalez*

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Spectrum Association Management