

Village Creek Community Association, Inc.
Board Meeting Minutes
April 15, 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 **April 15, 2019**, at The Venue located at **11729 Spring Cypress Road, Tomball, TX 77377**.

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

Representing Crest Management, was:

Pam Hummel, CMCA, AMS, Community Manager

Call to Order / Determination of Quorum

The meeting was called to order at 6:30 p.m. A quorum of Board members was announced.

Approval of Minutes

The March 18, 2019 meeting minutes were unanimously approved.

Review of Executive Meeting

A review of delinquent homeowners and deed restriction violations was discussed in the Executive Session.

Ratification of Actions in Between Meetings

- Leveled Concrete proposal was approved in the amount of \$3020.42.
- Landscape Sod Replacement/ Tree Removal was approved in the amount of \$9381.00.
- Crest Management contract was approved.
- Shade Structure proposal in the amount of \$1413.33 was approved.
- Attorney Opinion for Crest contract was approved.

Constable Report

The constable's report had zero calls listed.

Financial Report

The Board was presented with the March financial report. Pam Hummel reviewed the Balance Sheet and Income Statement. As of March 31, 2019, the Association has a 90% collection rate for 2019 Assessments.

Committee Reports

- **ARC** – Steven Winter provided the committee report.
- **Landscape** – Sherry Watson provided the committee report.
- **Social** – There will also be an Easter parade in April. Christmas tree storage was discussed.
- **Pool** – Gordon Watson provided the committee report.

Old Business

- **Sidewalk Repairs** – Some repairs have been completed but there are still more repairs needed which will begin in April.

- **Pool Contract** – The pool contract was awarded to Aquatic Management.
- **Landscape Maintenance Contract** – The board reported that they will continue to monitor Monteverde Gardens for contract adherence and have addressed specific issues with them.

New Business

- Audit Engagement Letters were presented to the board. The board asked for clarity on the bid pricing.
- The Little Free Library was unanimously approved by the board and will be ordered in April.
- A motion was made, seconded and carried to remove morning swim from the pool and to adhere to a safety break during pool hours.
- A motion was made, seconded and carried to approve the use of the Enhanced Website with Crest.
- New committee formation was tabled until the next board meeting.

Homeowner Forum

Homeowners in attendance are listed on the sign-in sheet. Topics of discussion were abandoned cars and the housing community that was proposed to be built nearby.

Next Meeting Date

The next meeting date will be determined at a later date.

Adjournment of Open Session

With no further business to discuss, the meeting was adjourned at 8:02 p.m.



Village Creek Community Association, Inc.



Date

Village Creek Committee Updates

Architectural Review Committee: Steven Winter, Chair; Joe Wright, an Anonymous Volunteer, and John Mudd.

So here we are. The new management company is on board, and as with any change in management, there are differences. First, and most important, the old process of filling out a paper form and mailing it or scanning it and emailing it to the management company for an ARC approval is gone. It's all done online now. All the requirements for submission are still the same. You will need to submit the supporting documents, plat drawing, pictures and descriptions of work BUT it is all done in one place now.

To start the process, you need to go to the Crest Management web site at crest-management.com and select exterior modification (hint: it's in the middle of the page under "Home Owner Login"). From there you will be asked to enter your address, and the process begins. After answering several questions, filling in the blanks and attaching the supporting documents your application is submitted. I did the process several times myself, and each time I got an acknowledgment back from Crest within minutes.

You don't need to be a registered user with a login to submit an Exterior Modification request, BUT I would encourage you to take a few minutes and register for a homeowner account. Registering will allow you access to your HOA account, documents, notifications and a whole range of other benefits. It is well worth the time and effort.

As always if you have questions or issues, feel free to contact me. I will be glad to assist. Steve Winter, Chairman ARC Committee, stevenwinter@gmail.com 713-724-6576.

Oh yeah, I almost forgot. This will probably be the last month we will report application numbers. Going forward they will be reported by the management company. In March, there were seven requests processed. All were approved in an average of five days. There were three roofs, two fence requests, one patio cover and one front door replacement.

Social Committee: Lisa Rawles, Chair.

Summer will start for families with a Pool Grand Opening Party on Saturday, May 25, 11:00 a.m. – 1:00 p.m. Expect to be entertained by a superb DJ, games, food, drinks, and fun.

The Committee recently installed two new shelving units in the Social Committee closet. These worked well to organize the area and, above all, solve a safety and storage issue with the old shelving.

Pool Committee

Gordon Watson, Chair and Stacy Cheeseman, Member

We have a new pool management company as of April 21st. The Board requested and received bids from three bidders. The Board chose Aquatics Management. They were the lowest bidder (\$36,650/year) and, in discussions, they seemed have good ideas about lifeguard work ethic. They also had advice about electrical safety which others did not. While time will tell, we believe that they are a good company. The contract costs have been about the same since at least 2015 when it was \$36,342 per year. Their responsibilities are to provide lifeguards, maintain floors, pool, splash pad and decks. The Board spent about \$13,000 this year maintaining the building, deck, fencing, furniture, and fences. We have ordered a new shade for the east-most table. It was over five years old and ripped by a vandal.

Landscape Committee Report

Sherry Watson, Volunteer Chair

Volunteer Members, Kristin Jonec and Laura Domangue

Sod will soon be planted to fill in areas where pine trees died to the East of the pool. Areas near Ajuga Court where wax myrtles, one large pine tree leaning toward a home, and a Chinese Tallow tree were removed next to resident's homes will be planted with sod. Sod will also be planted in empty areas near the northeast corner of Village Creek Trail and Lake Vista East. Empty beds on Village Creek Trail, on Lake Vista West near Ligustrum Trail, and on Lake Vista West between Mossy Ledge and Opal Valley will be planted with sod as funds allow.

The Landscape Committee is currently working on a Master Plan which will include prioritized landscape improvements for the future. Some future suggested improvements in no order at this time that are being considered in the plan are:

1. Landscape the five islands
2. Add five bald cypress trees near the bridge area of the lake (Board approved)
3. Reduce the number of annuals with more affordable perennials
4. Plant evergreen plants in open grassy areas
5. Plant more Basham Party Pink Crape Myrtles on Lake Vista West near Mossy Ledge.
6. Reduce landscape bed size throughout Village Creek using sod to make the beds a more affordable size
7. Plant oaks on the sidewalk around the lake
8. Trim all oaks that have not been trimmed in Village Creek to promote growth

9. Continue with Phase 2 to protect our two forests by removing invasive Chinese Tallow trees, vines, dead understory plants, etc.

10. Improve an area on Scarlet Forest Drive which has been neglected for years.

The Landscape Committee welcomes ideas from residents that could be added to the Master Plan.