

**Village Creek Community Association, Inc.**  
**Board Meeting Minutes**  
June 17, 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 **June 17, 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  
Ty Thomas – Director

**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 met

**Approval of Minutes**

The April 15, 2019 and May 20, 2019 meeting minutes were unanimously approved.

**Review of Executive Meeting**

Past due accounts were discussed in the Executive Meeting. The board asked for more information before deciding to vote on sending accounts to the attorney for collection.

**Ratification of Actions in Between Meetings**

Ratifications were approved for the following items:

- Gate closers at pool
- Benches and picnic table stabilization
- Downspout cleaning at the pool
- Pool pump breaker and electrical repairs
- Scarlet Forest landscape
- Little Free Library Installation
- Employing Landcrafters for landscape extras
- Pool umbrellas
- Account #2911101022 settlement.

**Constable Report**

The constable's report had two calls listed.

**Financial Report**

The Board was presented with the May 2019 financial report to the homeowners that were present. Pam Hummel reviewed the Balance Sheet and Income Statement. As of May 31, 2019, the Association has a 92.7% collection rate for 2019 Assessments. Total Cash \$385,063.07, Total Reserve Funds \$236,502.88, Total Assessment Receivables \$91,097.60 and Total Assets \$721,032.43.

**Committee Reports**

- **ARC** – Steven Winter provided the committee report.
- **Landscape** – Sherry Watson provided the committee report.
- **Social** – There will be a 4<sup>th</sup> of July event.
- **Pool** – Gordon Watson provided the committee report.

**New Business**

- The board discussed using a free email provider, MailChimp. More information was requested and a vote was not taken.
- The board discussed the need for a Social Media policy and decided that a policy will be discussed at a future time.
- A motion was made, seconded and carried to sign the engagement letter for the 2018 audit with Elaine Combs.
- The board asked for bids for electricity and tabled signing the assignment request for Cirro Energy.
- The board voted to hire an attorney to review the contract with Monteverde Gardens. The votes were 3 opposed and 2 yes.
- The board asked if Bill Higgins could call Gustavo Reyes with Monteverde Gardens for an in person meeting to discuss the current contract.
- The board agreed to make a task list on Google docs for all to share.

**Homeowner Forum**

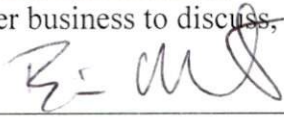
Homeowners in attendance are listed on the sign-in sheet. A homeowner asked if a social media program, namely Nextdoor could be used for communication to the homeowners. A homeowner asked questions about how to handle a neighbor to neighbor issue with his neighbor concerning backyard construction.

**Next Meeting Date**

The next meeting date will be the Annual Meeting on July 15, 2019.

**Adjournment of Open Session**

With no further business to discuss, the meeting was adjourned at 9:02 p.m.



8-29-19

\_\_\_\_\_  
Village Creek Community Association, Inc.

\_\_\_\_\_  
Date