

Village Creek Community Association, Inc.
Board Meeting Minutes
August 19, 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 **August 19, 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
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 June 17, 2019 meeting minutes were unanimously approved.

Review of Executive Meeting

Past due accounts and deed restriction violations were discussed in the Executive Meeting.

Ratification of Actions in Between Meetings

Ratifications were approved for the following items:

- #2 Pool Pump - \$1300
- Irrigation Repairs – Land Crafters - \$2730
- Two Park Benches - \$3652
- Guard House Electrical - \$4500
- Splash Pad Enclosure - \$200

Constable Report

The constable's report had 70 calls listed. There were 4 suspicious vehicles, 1 suspicious person, 11 alarms, 14 neighborhood checks, 1 welfare check, 21 vacation checks and 13 other calls. There were 5 traffic initiatives.

Financial Report

The Board presented the July 2019 financial report to the homeowners that were present. Pam Hummel reviewed the Balance Sheet and Income Statement. As of July 31, 2019, the Association has a 94.6% collection rate for 2019 Assessments. Total Cash \$298,834.76, Total Reserve Funds \$236,641.24, Total Assessment Receivables \$79,532.34 and Total Assets \$623,377.22.

Committee Reports

- **ARC** – Steven Winter provided the enclosed committee report.
- **Landscape** – Brian Martin read the enclosed Landscape Report.
- **Social** – There will be a 4th of July event.
- **Pool** – Brian Martin read the enclosed Pool Committee report.

New Business

- The board listened to a guest speaker, Andrew Kasperek with Verizon Telecommunications. Mr. Kasperek explained that there will be some cell towers installed near the community and wanted the board to give their opinions and any objections to the installations as they will be posted near the community boundaries. The board asked Mr. Kasperek for a detailed map. Mr. Kasperek will provide the map to the board. The board voted and no objections were given to the installation of the towers as long as they were installed according to the approved map that the board will provide Mr. Kasperek.
- The board discussed how messages from the website should be handled. Each committee will receive the appropriate incoming emails and they can answer or ask a board member to reply to the homeowner. All management questions will come to Crest.
- Different online voting companies were discussed for the next voting period. This topic was tabled for future discussions closer to voting time.
- The board asked that Pam Hummel request the irrigation timers and map from Land Crafters.

Homeowner Forum

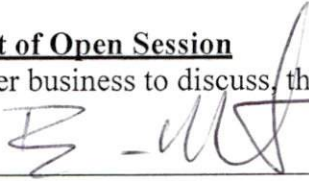
One homeowner was in attendance. She inquired about how the board handles homeowners that defy the rules of the community. The board instructed her on how to report violations to Crest.

Next Meeting Date

The next meeting date will be on September 16, 2019.

Adjournment of Open Session

With no further business to discuss, the meeting was adjourned at 8:09 p.m.



10/21/2019

Village Creek Community Association, Inc.

Date