

Village Creek Community Association, Inc.
Board Meeting Minutes
October 21, 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 **October 21, 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
Ty Thomas — Director
Gordon Watson — Secretary
Cynthia Moody - Absent

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 August 19, 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:

- Lisa Rawls Social Committee Budget - \$8200
- Irrigation Repairs Land Crafters - \$46079 and \$430.08
- Sewer Inspection - \$387
- Tab Feeders Pool - \$325
- Statewide Construction - \$925
- Oak Tree Removal - \$750

Constable Report

The constable's report had 51 calls listed. There were 1 disturbance juvenile, 1 suspicious person, 4 alarms, 10 neighborhood checks, 3 vacation checks and 25 other calls. There were 7 traffic initiatives.

Financial Report

The Board presented the September 2019 financial report to the homeowners that were present. Pam Hummel reviewed the Balance Sheet and Income Statement. As of September 30, 2019, the Association has a 95.2% collection rate for 2019 Assessments. Total Cash \$210,074.25, Total Reserve Funds \$236,779.69, Total Assessment Receivables \$73,282.91 and Total Assets \$528,505.73.

Committee Reports

- **ARC** — No report.
- **Landscape** — Sherry Watson read the enclosed Landscape Report.
- **Social** — Brian Martin reported that Cookies with Santa will be December P^t..
- **Pool** — Gordon Watson read the enclosed Pool Committee report.

New Business

- The board listened to a guest speaker, Bruce Gallun, Director NWHCMUD5 . Mr. Gallun explained that there will be a new fence erected around the lift station that is located within the association. He stated that chain link is the free option and that any other option could possibly be split with the MUD. He will provide more details as soon as the MUD is ready to do the installation.
- The board approved the 2020 budget with no increase.
- Director Watson advised that he would not pursue a vote to terminate Monteverde Gardens' contract.
- The board asked for proposals for a new association attorney to handle collections and deed restriction violations.
- A payment plan was approved for one homeowner that is at the attorney and two Authorization to File a Lawsuit For Judicial Foreclosure were approved.

Homeowner Forum

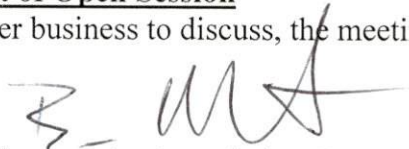
Five homeowners were in attendance. A homeowner asked if the marquee sign could be updated with positive information, i.e. when the Astros win.

Next Meeting Date

The next meeting date will be on November 18, 2019 at The Venue **11729** Spring Cypress at 6:30 pm.

Adjournment of Open Session

With no further business to discuss, the meeting was adjourned at 8:00 p.m.



Village Creek Community Association, Inc. _____

Date 11-18-19