

Village Creek Community Association, Inc.
Board Meeting Minutes
November 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 **November 18, 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 – **Absent**
Gordon Watson – Secretary
Cynthia Moody - Treasurer

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 October 21, 2019 meeting minutes were unanimously approved.

Review of Executive Meeting

Past due accounts and attorney fees violations were discussed in the Executive Meeting.

Ratification of Actions in Between Meetings

Ratifications were approved for the following items:

- Winterizing Irrigation
- Outlet Pool House
- Sewer Inspection - \$387
- Tab Feeders Pool - \$325
- Statewide Construction - \$925
- Oak Tree Removal - \$750

Constable Report

The constable's report had 35 calls listed. There were 1 suspicious person, 3 alarms, 8 neighborhood checks, 6 vacation checks, 6 welfare checks, two traffic initiatives and 10 other calls.

Financial Report

The Board presented the October 2019 financial report to the homeowners that were present. Pam Hummel reviewed the Balance Sheet and Income Statement. As of October 31, 2019, the Association has a 95.3% collection rate for 2019 Assessments. Total Cash \$166,319.03 Total Reserve Funds \$236,850.08, Total Assessment Receivables \$72,910.09 and Total Assets \$484,448.08. Because of more than expected repair and other costs, the Board has decided to review the budgeting vs. spending. Likely, nonessential expenses (such as landscape improvements) will be curtailed until 2020.

Committee Reports

ARC – In Steve Winter’s absence, ARC Member, Ben Yerby, was asked if there was anything to report. He advised that solar installations are more common. He noted there were a few fences and drain issues around the Community.

Landscape – Sherry Watson, Chair, reported several improvements, including the following:

- i) New Wax Myrtle at the entrance to hide an electrical meter stand.
- ii) New drain on Lake Vista North in the forest to drain a low area.
- iii) Raised six Chinese Pistache were planted several years ago near Pool House to try to save them.

Social – The Board discussed *Cookies with Santa* and how we will proceed. The Board has arranged to purchase and install new Christmas trees to replace those damaged during a high wind last year. Professional installers will install Pool House lights and the trees. The event is scheduled for December 15, 2019, from 3:00 PM to 5:00 PM.

Pool – The Pool Committee Chair Gordon Watson, has added five new electrical receptacles for the holiday lighting to solve a long-term yearly trip hazard with extension cords across an aisleway.

New Business

- Crest Management will advise Monteverde Gardens that Rye Grass should not be planted in November. Also, they will be notified that irrigation has been shut off and will remain off except where needed.
- The ARC Guidelines are in the process of being reviewed. Fence Height restrictions were discussed. A final draft of the Guidelines will be presented upon completion and board approval.
- The board asked for interviews to be set up with attorneys that can handles HOA issues and collections and provide legal advice for any legal issues that may arise.
- Director Watson is working on a Request For Proposal for new landscapers.
- Director Watson requested that meeting minutes and agendas are delivered in a more timely fashion. During discussion Director Watson realized that the minutes being published are a task that the board performs as they have their own website that is board controlled.

Homeowner Forum

Three homeowners were in attendance. A homeowner was concerned about street parking and was upset that Crest told him that the street parking issues would need to be reported to the local police department. The board approved sending a letter to the offenders and they made sure that the homeowner understood that the board could not pursue street parkers as the roads belong to Harris County.

Next Meeting Date

The next meeting date will be on December 16, 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 8:44 p.m.



1-29-20

Village Creek Community Association, Inc.

Date