

Village Creek Community Association, Inc.
Board Meeting Minutes
December 16, 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 **December 16, 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 - 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

There were no ratifications.

Constable Report

The constable's report had 40 calls listed. There were 3 suspicious vehicle, 3 alarms, 2 neighborhood checks, 12 vacation checks, 4 traffic initiatives and 16 other calls.

Financial Report

The Board presented the November 2019 financial report to the homeowners that were present. Pam Hummel reviewed the Balance Sheet and Income Statement. As of November 30, 2019, the Association has a 95.8% collection rate for 2019 Assessments. Total Cash \$164,981.45 Total Reserve Funds \$236,918.22, Total Assessment Receivables \$34,390.40 and Total Assets \$457,240.99. As reported in the October 2019 minutes, because of more than expected repair and other costs, the Board has decided to review the budgeting vs. spending. Nonessential expenses (such as landscape improvements) will be curtailed until 2020.

Committee Reports

ARC – Steve Winter reported that there was one approved and one pending ARC request. Steve Winter also provided update ARC Guidelines for the board to review.

Landscape – Sherry Watson, Chair, provided a handout that stated:

- i) Monteverde Gardens, our landscape contractor, has stated that the reserve forest is not part of their contract, so they do no work there.

- ii) Areas where annuals are located are being over watered due to grass, trees and plants being located in those areas.
- iii) Since the Committee was not allowed to use its budget, it was requested by the Chair that if money is available, the Committee should be allowed to include what was not used this year in 2020.
- iv) In 2020, when Land Crafters requires a signature for final payment, Director Greg Davis agreed to sig the invoice (after the Board's approval).
- v) Cynthia Moody said that all the irrigation water should be turned off.

Social – The Board discussed *Cookies with Santa* and how well the event turned out. The board has also found a new holiday decorations vendor, Holy Lights that did a great job with the trees and lighting.

Pool – Gordon Watson, Pool Chair stated that he drained all of the plumbing lines in the pool house to allow for the upcoming freeze.

New Business

- A motion was made, seconded and carried to accept the 2020 contract from Lake Management.
- The 2018 Audit was presented to the board for approval. The board asked that the auditor provide a more thorough investigation of the concerns that they had with Spectrum. Pam Hummel will reach out to Elaine Combs to discuss the board's concerns.
- The ARC Guideline revisions were presented to the board. Homeowner review and comments will be solicited prior to board approval.
- At the request of a home owner, the Board discussed adding a pickle ball court located at the parking lot. Given safety, funding and other concerns, this item has been shelved indefinitely.
- The board will interview new attorneys beginning with the January 2020 meeting.
- Director Watson suggested that an Infrastructure Committee should be formed. The board opened up discussion about the need for a committee. Director Watson left the meeting at this time. There was not a definitive answer for this topic and it will be reviewed in a future board meeting.
- The board and attorney are reviewing rules and guidelines related to fences.

Homeowner Forum

Three homeowners were in attendance. There were no questions from the homeowners.

Next Meeting Date

The next meeting date will be on January 20, 2020 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 8:28 p.m.



1-29-20

Village Creek Community Association, Inc.

Date