

Village Creek Community Association, Inc.
Board Meeting Minutes
January 20, 2020

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 November 18, 2019 and December 16, 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

There were no ratifications.

Constable Report

The constable's report had no calls listed. The board asked Pam Hummel to contact the Constables to seek information on alleged gunfire that had occurred recently.

Financial Report

The Board presented the December 2019 financial report to the homeowners that were present. Pam Hummel reviewed the Balance Sheet and Income Statement. As of December 31, 2019, the Association has a 96.1% collection rate for 2019 Assessments. Total Cash \$280,188.91 Total Reserve Funds \$236,988.65, Total Assessment Receivables \$81,080.96 and Total Assets \$617,794.44. The board asked that both the Balance Sheet and the Income Statement are reviewed in the board meetings.

Committee Reports

ARC – Steve Winter reported that there were 96 applications in 2019. There were 7 declined ARC requests and 3 applicants that reapplied for exterior modifications. Steve Winter stated that the most requested applications were fences, trees, roofs and solar panels.

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

1. Monteverde Gardens, our landscape contractor, declined to do work beyond their contract (such as planting for additional money) shortly after coming on Board in July, 2018. They wished to do only the work that fell within their contract. Their two-year contract ends in July 2020.
2. Land Crafters, our previous contractor, was hired, with Board approval, to plant any new landscape, but this did not take place until many months into the contract when the weather was suitable.
3. In July of last year, the Board hired Land Crafters to take charge of all irrigation for Village Creek.
4. Pedro's Tree Service removed numerous trees and other plants. They also trimmed many of our oak trees, which has encouraged new growth.
5. Six Bald Cypress trees were planted by the lake bridge.
6. Crape Myrtle trees were planted in islands throughout Village Creek.
7. The Landscape Committee waited through the long hot summer for the excellent fall planting season to arrive. It was at this time that the Board decided to cut back on nonessential spending. Five to ten projects with Estimates ready to present to the Board remained in the planning stages.

Plans for 2020

1. If approved by the Board, you will see Basham Party Pink Crape Myrtles planted along the west side of Village Creek Trail. On Lake Vista West north of Mossy Ledge, Basham Party Pink Crape Myrtles, Vitex, and one oak will be planted.
2. If approved, you will see the remainder of the oaks in Village Creek trimmed to promote growth.
3. If approved, you will see tree trimming and tree removal in Sky Haven Park.
4. If approved, you will see ten Mexican Live Oaks planted around the lake to provide shade for our many walkers.
5. If approved, you will see more trimming, cleaning up, and removal of Chinese Tallow trees in our magnificent forest.

Happening Now

1. The Board was contacted by David Kelly regarding mulch not being installed on the Scarlet Forest Drive Reserve area. The Chair contacted Monteverde Gardens, and the mulch was installed last week.
2. Land Crafters was contacted by the Chair two weeks ago asking them for an Estimate to install Kiddie Kusion in all infrastructure parks. Measurements have been completed. An Estimate is expected in a week or two. Hopefully, Land Crafters can get this work done quickly as some of our parks are in great need of the Kiddie Kusion.
3. Monteverde Gardens was asked to reduce irrigation on Controller's 1 and 2 to only on Monday for five minutes. The Chair cannot confirm that this has been done at this time.
4. February is usually the time to heartily prune knock-out roses. The Chair has reached out to the Texas AgriLife Extension Service Harris County Staff for information concerning the pruning as Monteverde Gardens' owner has a different opinion from what I've read. The Chair will also ask him to replace all plants, bushes, and trees that have died during the past 1 years.

Social – The Board discussed that the committee chair is ill and has resigned as the chairperson. The board will discuss how to move forward with a Social Committee and future social events in upcoming board meetings.

Pool – Gordon Watson, Pool Chair stated that the pool schedule will be available soon and that there are at least ten to fifteen line items that will need to be completed prior to pool opening. Director Watson also asked for more committee volunteers.

New Business

- Two guest speakers were in attendance. Trisha Farine with Daughtery and Farine and Cliff Davis from RMWB, both attorneys spoke about their law firms and answered questions from the board.
- A motion was made, seconded and carried to accept the formation of an Infrastructure Committee and a Media and Communications Committee.
- Guideline revisions were discussed. The board would like to send the revisions to the homeowners first, post to the website and the front sign and then send them to the attorney for recording.
- The ARC Guideline revisions were presented to the board. Homeowner review and comments will be solicited prior to board approval.
- The board unanimously approved to table the Cypress Creek Pest Control contract.
- The board asked Pam Hummel to contact Jack Cagle to speak at the next board meeting.

Homeowner Forum

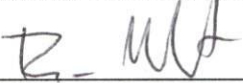
Fourteen homeowners were in attendance. A homeowner asked about limiting the traffic that will be coming through the community due to the construction of the new KB homes subdivision. The homeowner stated that he knows of a community that was allowed to restrict their traffic by installing an approved gate. He stated that he would get the information and bring it to a board meeting for future discussion. A homeowner asked if the MUD could send a speaker to answer questions for homeowners.

Next Meeting Date

The next meeting date will be on February 17,2020 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 8:37 p.m.

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Village Creek Community Association, Inc.

_____ 2-17-20

Date

ARC Monthly Committee Report

Several requests from both current and future residents have been received regarding the policy on fences. It does seem confusing, so let me see if I can explain this concisely.

The deed restrictions call for the fence to be wood (metal if existing as metal), no closer than three feet from the (back yard side of) the front of the dwelling. It must follow your property line and be no higher than six feet tall. On sections facing a public street, a two-inch (recognizing that typical 2" boards are actually 1.5") cap is required. Those are the requirements in the Deed Restrictions.

Several years ago, the Board was petitioned by a group of residents to allow a 6"x 2" (nominal) horizontal rot board at the bottom of the fence. The Board approved this as a 'continuing variance' for all those who wanted to use a rot board. This was well within their powers to do but what it caused was a checkerboard of varying fence heights. So, the current board resolved and stated their preference for all new fence requests to be 6'-6" WITH a rot board, and as such, all applications sent to the ARC are noted with this preference. Actually, all the current fence requests are for 6'-6". A 6' fence request hasn't been seen in almost a year.

So, here are the standards:

Height: 6' pickets with a 6"x2" (nominal) rot board horizontal to the ground. If bordering a street, a 2"x4" (nominal) horizontal header is required (creating a 6'-8" nominal fence).

Location: Original fence line or no closer than three feet from the front of the dwelling (three feet toward backyard).

Gates: No vehicle gates or gates opening to the property you do not own or county easements.

Horizontal members: three are recommended because it keeps the pickets from bowing, but two are required.

As always, if you have a question or need assistance in filling out or filing an Exterior Modification Request, please contact me.

Steven Winter, Chairman with Ben Yerby, Joe Wright, and John Mudd.

Village Creek Architectural Review Committee

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Landscape Committee Report for March

Planting season is here! The Committee can't wait put Bashan Party Pink Crape Myrtles on Village Creek Trail to add to the beauty already there. The Committee has given proposals to the Board for needed improvements on the west side of Lake Vista West. There is already a grove of Basham Party Pink Crape Myrtles near Mossy Ledge and others will be planted east of that. If these plans are approved, Vitex trees will also be planted to add beautiful color to the area. By now, trimming of the oaks and one pine tree and removal of invasive Chinese Tallow trees should be completed in Sky Haven Park. This rarely used park has a swing set and a seating area all under shade! Grab your favorite drink, a good book, or better yet a companion and find this park. You will be overcome by this peaceful setting.

Pool Committee, Gordon Watson, Chair, with Stacy Cheeseman

The Pool Committee has the following tasks before the pool opens (if approved):

1. Clean up and touchup or repaint walls as required.
2. Repair or replace drinking fountain (bottle fill does not work).
3. Repaint lifeguard stand base.
4. Order wheel dollies for lifeguard stand to avoid scraping across deck.
5. Clean glass on light fixtures. Clean windows if possible.
6. Apply grout to expansion joints where existing is failing.
7. Grind way rust and repaint splash pad access gate/fence. Replace deadbolt.
8. Reattach gate closer on main gate.
9. Create new splash pad sign (old one is in poor condition).
10. Replace privacy screens in splash pad equipment area.
11. Clean up splash pad area.
12. Replace motor on mushroom pump.
13. Solve splash pad suction piping air leak problem to solve priming issue.
14. Pressure wash all surfaces.
15. Touch up chipped splash pad surface.
16. Passivate all rust.

Infrastructure Committee

Jerry Radmacher, Member.

The Infrastructure Committee did the following in January:

1. Investigated wood chip issues in children's playgrounds.
2. Removed three very old fence posts in forest.
3. Replaced or repaired basketball nets.

Out to bid:

1. Electrical repairs or replacements at eight locations on site.