

Village Creek Community Association, Inc.
Board Meeting Minutes
February 17, 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 **February 17, 2020**, 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
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 January 20, 2020 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

A ratification for tree trimming = \$2950 and meeting tables = \$180 were approved.

Constable Report

The constable's report had no calls listed. Pam Hummel contacted the Constable Department and was informed that there is a glitch in the reporting software within the department and that it will be corrected on the March reports.

Financial Report

The Board presented the January 2020 financial report to the homeowners that were present. Pam Hummel reviewed the Balance Sheet and Income Statement. As of January 31, 2020, the Association has a 97% collection rate for 2020 Assessments. Total Cash \$495,381.07 Total Reserve Funds \$237,059.10, Total Assessment Receivables \$212,983.18 and Total Assets \$958,798.62.

Committee Reports

ARC – Steve Winter reported that there were 3 applications that are currently in the approval process.

Landscape – Sherry Watson, Chair, provided a report on the various plantings, landscape and irrigation issues that are currently in process.

Social – The next event the Easter Egg hunt. There were three volunteers that came forth at the meeting that are willing to produce the Easter Egg Hunt.

Pool – Sherry Watson read a report that was given by Gordon Watson, Pool Committee Chair. The report updated the current bids in progress for pool repairs to get the pool in shape for the upcoming pool season.

Infrastructure – Jerry Rademacher reported a fallen tree, a car on the grass and a missing pipeline post.

New Business

- One guest speaker was in attendance. Ashleigh Musselman from Roach and Mitchell spoke about the law firm and answered questions from the board.
- A motion was made, seconded and carried to approve a bid from McKenna for kiddie cushion in the amount of \$5760. Pam Hummel was asked to confirm that the bid included everything that is required to get the playgrounds brought up to code.
- The pool bid was presented to the board. The board would like the bid to be reviewed by the attorney pending new attorney.
- Brian Martin, President stated that the board will go forward with meetings being led by President and not by random directors for each meeting.
- The board asked Pam Hummel to confirm that the Constable is still patrolling.

Homeowner Forum

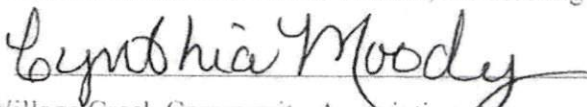
Fifteen homeowners were in attendance. A homeowner that had previously asked to have a speaker attend a meeting to discuss the throughway street that is in development stated that he was told that Jack Cagle will not come to a meeting to speak. The same homeowner will try to find the attorney that helped a community get help in a similar situation. A homeowner asked about wells on the HOA property that belong to the MUD. Sherry Watson gave a statement on Gordon Watson's behalf regarding his resignation.

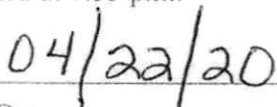
Next Meeting Date

The next meeting date will be on March 16, 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 7:55 p.m.


Village Creek Community Association, Inc.


Date