

**Village Creek Community Association, Inc.**  
**Board Meeting Minutes**  
April 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 **April 20, 2020**, via virtual meeting Dial in Access #978-990-5000 Access Code 632980#.

**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  
Chimeria Gonzalez - Director

**Representing Crest Management, was:**

Pam Hummel, CMCA, AMS, Community Manager

**Call to Order / Determination of Quorum**

The meeting was called to order at 6:31 p.m. A quorum of Board members was met

**Approval of Minutes**

The February 17, 2020 meeting minutes were unanimously approved.

**Review of Executive Meeting**

Past due accounts and deed restriction violations were discussed in the Executive Meeting. During open session, the board voted unanimously to send 13 files to the attorney for assessment collections.

**Ratification of Actions in Between Meetings**

There were no ratifications between meetings.

**Constable Report**

The constable's report had 37 calls for March 2020 listed. The breakdown of calls were reported.

**Financial Report**

The Board presented the March 2020 financial report to the homeowners that were present. Pam Hummel reviewed the Balance Sheet and Income Statement. As of March 31, 2020, the Association has a 90% collection rate for 2020 Assessments. Total Cash \$246,653.63 Total Reserve Funds \$527,213.00, Total Assessment Receivables \$117,184.67 and Total Assets \$902,565.39.

**Committee Reports**

**ARC** – Steve Winter reported that there were very few applications submitted for March and that most were solar panels and fences. Mr. Winter asked if a message about ARC applications could be displayed on the entrance sign.

**Landscape** – Sherry Watson, Chair, provided a report on the Mexican white oak plantings and irrigation issues that are currently in process. Sherry reported that she and her husband have been watering the new trees as irrigation does not seem to be performing well in the planted area. Mrs. Watson also asked if the board could

reach out to the landscape vendor to determine what days and times the irrigation timers are on for the new plantings. Mrs. Watson asked if she could be included in the bidding process for the new landscape maintenance company.

**Social** – The Easter Egg Hunt was cancelled due to COVID-19. Future social activities will depend on the opening of Texas order from Governor Abbott. The Easter Bunny toured in the back of a truck and the families enjoyed his visit. The social committee has asked to meet with the board to discuss the future calendar events and determining how to conduct a resident survey.

**Pool** – There was no report given for March.

**Infrastructure** – Andrew Kasparek with Verizon was available to answer questions concerning the cell towers that are being installed in the utility easements. Homeowners asked if there were any adverse human health effects and Mr. Kasparek replied that there were none. A homeowner asked how tall the towers were going to be and when they would be installed. Mr. Kasparek informed the homeowners that a public hearing was to be held within the next 3 to 4 months and that the tower should be up by the end of the year.

### New Business

- A motion was made by Brian Martin, President to appoint Chimeria Gonzalez to the board. The motion was seconded and carried.
- A motion was made, seconded and carried to accept a bid for safety equipment for the pool and to accept the current pool management contract from Aquatic Management.
- A motion was made, seconded and carried to accept the current mosquito control bid from Cypress Creek Mosquito Control.
- A motion was made, seconded and carried to accept a bid to make repairs in and around the pool house in the amount of \$2092.50 for JBG Services.
- A motion was made, seconded and carried to accept the 2019 taxes.
- A motion was made, seconded and carried to engage RMBW as the attorney for the association.
- A motion was made, seconded and carried to accept the new contract for Crest Management.
- The board asked Pam Hummel to procure a legal opinion about the fence on Village Creek Trail.
- The board asked Pam Hummel to determine why the 911 phone at the pool is out of order.
- Director Ty Thomas offered some suggestions on pool house internet options.
- Brian Martin, President stated that the board will determine park, pool and amenities opening based on the direction of local and state government officials.
- Director Ty Thomas spoke about several board workflow optimization ideas.
- The board discussed pond erosion, ants and irrigation. The board will ask all landscape maintenance bidders to include these items in their bids.
- The board asked Pam Hummel to get more bids for online voting.

### Homeowner Forum

Nineteen homeowners were in attendance. A homeowner asked when a shredding event will take place again. A homeowner would like more fish added to the lake since so many families are sheltering in place.

**Next Meeting Date**

The next meeting date will be held either by Virtual Meeting or at The Venue 11729 Spring Cypress at 6:30 pm on May 18, 2020.

**Adjournment of Open Session**

With no further business to discuss, the meeting was adjourned at 8:19 p.m.

approved in virtual meeting

4/20/2020

Village Creek Community Association, Inc.

Date