

Village Creek Community Association, Inc.
Board Meeting Minutes
May 18, 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 **May 18, 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 6:36 p.m. A quorum of Board members was met

Approval of Minutes

There was not a March 2020 meeting due to COVID-19.

Review of Executive Meeting

There were no remarks to note from the Executive Meeting.

Ratification of Actions in Between Meetings

Selection of Land Crafters for Landscape Maintenance – **APPROVED**
Tree Removal – Ginger Ridge - \$725.00 – **APPROVED**
Irrigation Repairs - \$350.00 - **APPROVED**

Constable Report

The constable's report was ready by Pam Hummel and had 101 calls for April 2020 listed. The breakdown of calls were reported.

Financial Report

The Board presented the April 2020 financial report to the homeowners that were present. Pam Hummel reviewed the Balance Sheet and Income Statement. As of April 30, 2020, the Association has a 94% collection rate for 2020 Assessments. Total Cash \$539,125.91 Total Reserve Funds \$137,337.29, Total Assessment Receivables \$90,699.77 and Total Assets \$877,746.47.

Committee Reports

- **ARC** – Steve Winter reported that there were 4 Exterior Modification Requests this month for 2 fences, 1 tree and 1 shed.
- **Landscape** – Sherry Watson, Chair, stated that there was not much going on this month with Landscaping activities and that the committee is keeping a good watch on the oak trees.

- **Social** – Peggy Barriga, Social Committee Chair reported that the food truck event was successful. The committee is planning other food truck events. There will be a graduation parade around the lake with snow cones for the 2020 graduates. The committee would like to send a survey to the homeowners to see what types of activities they would like to see. The committee met with the board to discuss ideas and budget for 2020.
- **Pool** – There was no report given for April.
- **Infrastructure** – Director Martin stated that the Verizon tower installation was not approved by the board and the board declined to sign an agreement for Verizon to give to the county that stated that all parties were in agreement.

New Business

- The pool opening has been put on hold until the next press conference from the County Judge. The splash pad will remain closed until further notice.
- A motion was made, seconded and carried to accept a bid from DO Fence in the amount of \$3668.00 for fence replacement in the green space.
- Director Thomas motioned to create a Safety and Security Committee. The motion was seconded and carried.
- Director Thomas asked the board to consider lowering the basketball goals to 8' as it would discourage nonresidents from using the courts. Directors Davis, Moody, Gonzalez, and Thomas all approved this motion and Director Martin was against the motion.
- The board would like for Pam Hummel to investigate the pros and cons for using Election Buddy for the 2020 board of directors election.
- Director Thomas submitted motion for Streamlined Fence Approval Process: status TABLED

This motion was TABLED. Therefore, process remains as follows. In all cases, residents must submit plat drawings and receive ARC approval before replacing, adding, or removing fence on their property.

Proposed Motion: All residents must, in all cases, receive ARC approval before adding, removing, or replacing a fence. Plat drawings showing fence location are only necessary if the resident is a) changing the fence line, or b) adding or removing fence. However, so long as resident is replacing existing fence, with no changes to the fence line, the resident only needs to submit a description or drawing of the fence construction design, not a plat drawing. The ARC would proceed as before to approve the installation, or work with resident on submitting correct design.

- The Policies and Resolutions were presented to the board. Steven Winter, ACC Chair stated that the resolutions are included in the current recorded Builder Guidelines. Pam Hummel will confirm and will make sure that all Resolutions are recorded.
- A motion was made, seconded and carried to accept the Audit.

Homeowner Forum

Twenty six homeowners were in attendance.

- A homeowner asked if the Audit Letters would be signed. The board replied that yes, the Audit Letters would be signed.
- A homeowner asked when the website was updated. The board replied that the website is updated when new information is available to post.
- A homeowner stated that they appreciate the board maintaining the basketball goals and keeping

them in good repair and usable.

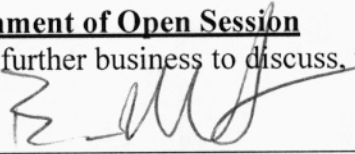
- A homeowner asked if there was to be any more work done to the retention pond. A homeowner wanted assurance that the Verizon project was cancelled. The board confirmed that the Verizon project has been cancelled.

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 June 15, 2020.

Adjournment of Open Session

With no further business to discuss, the meeting was adjourned at 8:49 p.m.



06/15/2020

Village Creek Community Association, Inc.

Date