

Village Creek Community Association, Inc.
Board Meeting Minutes
August 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 **August 17, 2020**, at The Venue, 11729 Spring Cypress, Tomball, Texas 77377 and via Zoom Virtual Meeting.

IN ATTENDANCE

Representing the Members of the Village Creek Community Association, Inc., were the following Board members:

Brian Martin – President
Ty Thomas – Director
Cynthia Moody – Treasurer
Chimeria Gonzalez – Director
Eddy Kazzari - Director - *eddy kharrazi*

Representing Crest Management, was:

Pam Hummel, CMCA, AMS, Community Manager

Call to Order / Determination of Quorum

The meeting was called to order at 6:33 p.m. A quorum of Board members was met.

Approval of Minutes

The June 15, 2020 board meeting minutes were unanimously approved.

Review of Executive Meeting

There were no remarks to note from the Executive Meeting.

Ratification of Actions in Between Meetings

There were no ratifications between meetings.

Constable Report

The constable's report was ready by Pam Hummel and had 35 calls for July 2020 listed. The breakdown of calls were reported.

Financial Report

The Board presented the July 2020 financial report to the homeowners that were present. Pam Hummel reviewed the Balance Sheet and Income Statement. As of July 31, 2020, the Association has a 95% collection rate for 2020 Assessments. Total Cash \$454,264.33 Total Reserve Funds \$237,460.86, Total Assessment Receivables \$68,256.76 and Total Assets \$767,773.68.

Committee Reports

- **ARC** – Steve Winter reported that there many applications for exterior modifications that are still be sent in after the modification has been completed. There were 39 applications with 2 denials, however they refiled and were approved. The majority of submissions were roofs and fences.

- **Social** – Peggy Barriga, Social Committee Chair reported that more food truck events were planned and that they have been a success. More social activity details will be forthcoming.
- **Safety/Security** – Director Thomas reported that a new crosswalk was installed near the old splashpad.
- **Media Committee** – Directors Thomas and Gonzalez stated that the first new newsletter will have some sunset photos. The committee will ask Steve Winter, ACC Chair to compose an article about applications for exterior modifications. The media committee would like to create an identifying signature for any chairpersons that would like to post an article on behalf of their committee.

New Business

- The board unanimously voted to install the following officers: Ty Thomas – President, Brian Martin – Vice President, Cynthia Moody – Treasurer, Chimeria Gonzalez – Secretary and Eddy ~~Kazzari~~ ^{Kharrazi} – Director at Large.
- The board was presented with one bid for the 2019 Audit. The board tabled this bid and asked for more bids for comparison and they would like to meet the auditor.
- The ACC Guidelines are still at the attorney.
- The board asked to replicate the most recent order for pet station bags and to have the landscaper pick them up from the Crest office.
- Director Thomas motioned to extend the pool hours three weeks until labor day. The board voted unanimously to accept, second and carry the motion.
- The board was presented with two electrical bids for various exterior electrical items. The bids were tabled for more clarity on items that need repair.
- The board asked for a bid for coping repairs at the pool.
- The board asked for a bid to paint the benches at the park.
- The board asked to have the home that is owned by the association added to the agenda.

Homeowner Forum

Three homeowners were in attendance.

- There were not any homeowner comments or questions.

Next Meeting Date

The next meeting at The Venue 11729 Spring Cypress at 6:30 pm and Zoom will be Monday, September 21, 2020.

Adjournment of Open Session

With no further business to discuss, the meeting was adjourned at 8:16 p.m.

Tabled/Action Items

- Audit Bids – BKD Accounting
- ACC Guidelines from Attorney
- Pet Station Bags
- Electrical Bids
- Pool Coping Repairs

- Paint Park Benches
- Follow Up on HOA owned home and add to next agenda

Chimeria Gonzalez

Village Creek Community Association, Inc.

19 Oct 20

Date