

Village Creek Community Association, Inc.
Board Meeting Minutes
October 19, 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 **October 19, 2020**, Virtual Meeting Dial In – 1-346-284-7799 Passcode 533188. Online Meeting Link: <https://tinyurl.com/y4ln7hr5>.

IN ATTENDANCE

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

Ty Thomas - President
Brian Martin – Vice President
Cynthia Moody – Treasurer
Chimeria Gonzalez – Secretary
Eddy Kharrazi – At Large

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. All board directors were present.

Approval of Minutes

The August 17, 2020 meeting minutes were unanimously approved with corrections.

Review of Executive Meeting

Past due accounts and deed restriction violations were discussed in the Executive Meeting. Two appeals were heard by the board for ACC applications. There were no actions taken for delinquent assessments or deed restriction violations.

Ratification of Actions in Between Meetings

The following ratifications were approved:

Trash Can - \$45.00
Installation of Basketball Goals and Picnic Table - \$150.00

Constable Report

The constable's report had 45 calls listed. Pam Hummel recited the numbers for the report

Financial Report

The Board presented the September 30, 2020 financial report to the homeowners that were present. Pam Hummel reviewed the Balance Sheet and Income Statement. As of September 30, 2020, the Association has a 97% collection rate for 2020 Assessments. Total Cash \$367,356.00 Total Reserve Funds \$237,539.90, Total Assessment Receivables \$59,733.59 and Total Assets \$687,022.59.

Committee Reports

ARC – Steve Winter reported that there were 31 applications submitted for September and 16 applications submitted for October. There were some denials due to guidelines and most were for fences and roofs.

Social – Peggy Barriga reported on the garage sale and she thanked George Moody. Welcome bags will be distributed to new homeowners in the future and the 55 and better get together has had a positive response of about 30 people. The Santa party will be held on December 4, 2020.

Media – Samantha Miller reported that the photo contest was a success. There has been homeowner interest in submitting items to the newsletter.

Safety – No report.

New Business

- The board was presented with a bid from the electricity broker, Kilowatt Partners, for 3 meters that are up for renewal. A motion was made, seconded and carried to accept the 60- month Constellation rate of \$0.0497. **APPROVED**
- The board was presented with a bid from Lake Management for a renewal of the current contract. The board asked for more bids before they make a decision. **TABLED**
- The pool bid was presented to the board and a motion was made, seconded and carried to accept the pool contract from Aquatic Management. **APPROVED**
- Audit engagement letters were presented to the board. The board asked to table this item pending further review. **TABLED**
- The board was presented with estimates for trees and plants from Land Crafters. The board asked to table these estimates until a walk through can occur with the landscape company. **TABLED**
- The board discussed the Treeline fence and the responsibility of maintaining the traffic flow from the other side of the community to Village Creek. The board determined that the responsibility did not belong to Village Creek as the fence is owned by either Treeline or the gas pipeline.
- The board performed an electrical inspection review based off of an RFP that was written in early Spring. The board tabled this item in order to procure more bids. **TABLED**
- Director Martin asked that the board determine if signs should be placed on the walking trails that will be connected due to new construction.

Homeowner Forum

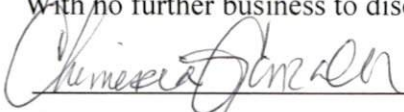
Fifteen homeowners were in attendance. A homeowner asked why a forensic audit was not performed for the 2018 audit. The homeowner was informed that a forensic audit costs thousands of dollars and was not cost effective. A homeowner asked if any of the landscaping bids that were discussed at this meeting were from the previous landscape committee. The homeowner was informed that some were and some were not.

Next Meeting Date

The next meeting date will be on November 16,2020 via Virtual Meeting at 6:30 pm.

Adjournment of Open Session

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



Village Creek Community Association, Inc.



Date

Tabled items:

Lake Maintenance Bids

Audit Engagements

Trees/plants bids

Electrical Inspection Bids