

**Village Creek Community Association, Inc.**  
**Board Meeting Minutes**  
November 16, 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 **November 16, 2020**, Virtual Meeting Dial In – 1-346-284-7799 Passcode 533188. Online Meeting Link: <https://tinyurl.com/y48u99m6>

**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 6:32 p.m. All board directors were present.

**Approval of Minutes**

The October 19, 2020 meeting minutes were unanimously approved.

**Review of Executive Meeting**

Past due accounts and deed restriction violations were discussed in the Executive Meeting. There were no actions taken for delinquent assessments or deed restriction violations. The board discussed how to proceed with a home that is currently listed at the Harris County Appraisal District in the name of Village Creek Community Association, Inc.

**Ratification of Actions in Between Meetings**

There were no ratifications to approve between meetings.

**Constable Report**

The constable's report had 20 calls listed. Pam Hummel recited the numbers for the report.

**Financial Report**

The Board presented the October 31, 2020 financial report to the homeowners that were present. Pam Hummel reviewed the Balance Sheet and Income Statement. As of October 31, 2020, the Association has a 97% collection rate for 2020 Assessments. Total Cash \$336,815.71 Total Reserve Funds \$237,570.16, Total Assessment Receivables \$57,155.75 and Total Assets \$652,419.97.

**Committee Reports**

**ARC** – Steve Winter reported that there were 4 applications that were denied for October. The remainder of his report could not be heard due to technical difficulty.

**Social** – Peggy Barriga reported that the committee has been very busy with end of year plans. A holiday lighting contest will be held on December 13<sup>th</sup>. The committee is asking homeowners to have their lights on by November 28<sup>th</sup>. A food truck will tentatively be in attendance on November 19<sup>th</sup>.

**Media** – Samantha Miller reported that the December newsletter is off to the publisher. An amenity survey will be sent out soon to homeowners.

**Safety** – No report.

### **New Business**

- The board was presented with a bid from Lake Pro. **DENIED**
- The board was presented with a bid from Lake Management for a renewal of the current contract. A motion was made, seconded and carried to approve the renewal. **APPROVED**
- Audit engagement letters were presented to the board. A motion was made, seconded and carried to approve the engagement letter from Barry Wuntch for the 2020 audit. **APPROVED**
- The board was presented with estimates for trees and plants and irrigation repairs from Land Crafters. A motion was made, seconded and carried to approve the bids. **APPROVED**
- 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**
- The board discussed ideas that were presented by Director Kharrazi regarding the Reserve Study in comparison with the Reserve Account.
- The board was presented with a bid for power washing by JBG Services in the amount of \$1210.00. A motion was made, seconded and carried to approve the bid. **APPROVED**
- The 2021 Budget was presented to the board. A motion was made, seconded and carried to adopt the 2021 budget as presented with no increase in assessments. **APPROVED**
- The board discussed changing the meeting date to the second Monday of each month starting with December. A motion was made, seconded and carried to approve the date change. **APPROVED**
- A motion was made, seconded and carried to remove the board from liability by reaching a settlement with a homeowner that had the deed to their home transferred into the association's name during a previous legal issue. **APPROVED**

### **Homeowner Forum**

Eleven homeowners were in attendance. A homeowner asked if annuals that are installed throughout the community could be replaced with permanent plantings to save the community some money. The board stated that they will take that advice under advisement. A homeowner asked about the home that the HOA owns. The homeowner was told that the board is working on a resolution to resolve the removal of the name of the HOA from the deed. A homeowner asked if church services are allowed in the community. The board stated that they would ask for a legal opinion on that topic.

### **Next Meeting Date**

The next meeting date will be on December 14,2020 via Virtual Meeting at 6:30 pm.

### **Adjournment of Open Session**

With no further business to discuss, the meeting was adjourned at 7:26 p.m.

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Village Creek Community Association, Inc.

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Date

Tabled items:

Electrical Inspection/Bids