

Village Creek Community Association, Inc.
Board Meeting Minutes
December 14, 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 **December 14, 2020**, Virtual Meeting Dial In – 1-346-284-7799 Passcode 496442. Online Meeting Link: <https://tinyurl.com/yy2qp7gok>

IN ATTENDANCE

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

Ty Thomas - Absent
Brian Martin – Vice President
Cynthia Moody – Treasurer
Chimeria Gonzalez – Absent
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 November 16, 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.

Ratification of Actions in Between Meetings

There were no ratifications to approve between meetings.

Constable Report

The constable's report had 28 calls listed. The board was given the report for review.

Financial Report

The Board presented the November 30, 2020 financial report to the homeowners that were present. Pam Hummel reviewed the Balance Sheet and Income Statement. As of November 30, 2020, the Association has a 98% collection rate for 2020 Assessments. Total Cash \$317,744.91 Total Reserve Funds \$237,599.45, Total Assessment Receivables 48,453.24 and Total Assets \$623,221.20.

Committee Reports

ARC – Steve Winter reported that there were 11 requests 2 applications that were denied and one application corrected on the spot for November.

Social – Peggy Barriga reported that the end of year party went very well. The committee is talking about 2021 holiday lighting contests and the 2021 social calendar. The holiday lighting judging was difficult this year due to bad weather and high winds. The 55 and over group that is forming is also going well.

Media – Samantha Miller reported that the January newsletter is off to the publisher and that the February Newsletter will be ready for the publisher soon. The social committee asked that anyone that would like to Submit photos for the newsletter are welcome to do so.

Safety – No report.

New Business

- There were no ratifications approved between meetings.
- There were no competitive bids to present at this meeting.
- There were no Non-Competitive bids to present at this meeting.
- The board discussed the adoption of the Fining Policy/Finning Categories. This topic was tabled for future discussion. **TABLED**
- The board tabled the discussion of the HOA deeded home until the attorney replies with more information. **TABLED**
- Director Kharrazi summarized comments about the trees in the forested /common areas. The board will review the landscaper reports and bid on any dead trees.

Open Issues

- The review of the electrical bid was tabled for more bids. **TABLED**
- The repair of the foot bridge over the detention pond was discussed. Director Kharrazi will work with Pam for a bid/scope for vendors.
- There are two doggie stations that will need to be replaced. A board member will send Pam photos and locations.

Homeowner Forum

Seven homeowners were in attendance. A homeowner asked if anyone has noticed water calcification or has anything changed with the water in the last six to nine months. A homeowner stated that they want to be a part of the meeting but they do not like video. A homeowner asked about the removal of a huge oak tree on Lake Vista that needs to be removed near the new crosswalk.

Next Meeting Date

The next meeting date will be on January 11, 2021 via Virtual Meeting at 6:30 pm.

Adjournment of Open Session

With no further business to discuss, the meeting was adjourned at 7:10 p.m.

Approved via virtual meeting

Village Creek Community Association, Inc.

1/11/2021
Date

Tabled items:

Fining Policy

HOA Deeded Home

Electrical Inspection/Bids