

**Village Creek Community Association, Inc.**  
**Board Meeting Minutes**  
January 11, 2021

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 **January 11, 2021**, Virtual Meeting Dial In – 1-346-284-7799 Passcode 599726. Online Meeting Link: <https://tinyurl.com/y5jaqbw7>

**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 December 14, 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 was one ratification for tree removal in the amount of \$2758.00.

**Constable Report**

The constable's report was read by Pam Hummel.

**Financial Report**

The Board presented the December 31, 2020 financial report to the homeowners that were present. Pam Hummel reviewed the Balance Sheet and Income Statement. As of December 31, 2020, the Association has a 97% collection rate for 2020 Assessments. Total Cash \$452,237.54 Total Reserve Funds \$237,599.45, Total Assessment Receivables 17,254.50 for 2020 assessments and Total Assets \$596,192.81.

**Committee Reports**

**ARC** – Ben Yerby reported that there was one outstanding application remaining for December.

**Social** – Peggy Barriga reported that the holiday lighting project had a lot of enthusiasm and they were looking forward to doing the same event for 2021.

**Media** – Samantha Miller reported that the February newsletter was in process and Director Kharrazi stated that he would help with archiving the minutes.

**Safety** – No report.

### **New Business**

- There were no competitive bids to present at this meeting.
- There were two bids presented for doggy waste station replacement due to vandalism. A motion was made, seconded and carried to approve Land Crafters as the vendor for replacement of the stations. **APPROVED**
- The board discussed bids that were presented for electrical repairs in the community. This item was tabled for the February meeting. **TABLED**
- The board was presented with the 2021 Mosquito Agreement from Cypress Creek Pest Control. A motion was made, seconded and carried to accept the bid. The board asked Pam Hummel to sign the contract as this was a virtual meeting and it could not be signed in person. **APPROVED**
- The board tabled discussion regarding Adoption of Fining Policy/Fining Categories for the February meeting. **TABLED**
- A motion was made, seconded and carried to deed a home back to the homeowner that cured their delinquent assessments. **APPROVED**
- A motion was made, seconded and carried to move two trees that are on the west side of the pool. **APPROVED**

### **Open Issues**

- The review of the electrical bid was tabled for more discussion. **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 and to determine the material that the bridge is made of.

### **Homeowner Forum**

Eleven homeowners were in attendance. A homeowner thanked the board for their service.

### **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 7:52 p.m.

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Village Creek Community Association, Inc.

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Date

Tabled items:

Fining Policy

Electrical Inspection/Bids