

Village Creek Community Association, Inc.

Board Meeting Minutes

February 8, 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 **February 8, 2021**, Virtual Meeting Dial In – 1-346-284-7799 Passcode 496442. Online Meeting Link: <https://tinyurl.com/1oslvtic>

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 January 11, 2021 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 between meetings.

Constable Report

The constable's report was provided in the board packet. The report was not read.

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 \$449,488.55 Total Reserve Funds \$237,629.72, Total Assessment Receivables 17,254.50 for 2020 assessments and Total Assets \$755,557.08.

Committee Reports

ARC – Steven Winter reported that there were 8 applications for January. The applications were mostly roof and there were two pool applied for. There were a lot of questions that came in on the website regard ARC issues.

Social – Peggy Barriga reported that Food Truck Friday was successful. The committee also handed out 14 bags for Random Acts of Kindness.

Media – Samantha Miller reported that the monthly financials will be added to the website. A message will be added to the front sign asking for any graduating senior's information if they would like to have it posted in the newsletter that will be available in May.

Safety – No report.

New Business

- Three bids were presented for various electrical repairs throughout the community. A motion was made, seconded and carried to accept the bid from Bright Solutions in the amount of \$1875.00. **APPROVED**
- There were three bids presented for signage for the walking paths. A motion was made, seconded and carried to accept a bid from Alphagraphics in the amount of \$709.62. **APPROVED**
- The board discussed the adoption of a fining policy. The board would like to schedule a workshop to discuss the policy and fines. **TABLED**
- The board asked for bids to remove 3 trees that are near the pool house.
- The board discussed moving one of the basket ball goals to make playing more evenly spaced out and to prevent full court playing. The board also asked Pam Hummel to procure a bid to repair the broken goal.
- Eddy Kharrazzi reported that he met with a vendor to bid on bridge repairs. He asked for more bids and to make sure and get the life expectancy of the bridge when bids are being placed.
- Cynthia Moody reported that dredging the lakes has begun by the MUD and the peninsula on the west side of the lake has been moved. The plan is to reset the dirt near the Treeline low areas.
- Brian Martin asked for an update from the pool company on signs for the splashpad.

Open Issues

- All open issues were discussed in the New Business section of the meeting.

Homeowner Forum

Ten homeowners were in attendance. A homeowner asked about the amenities survey. A homeowner asked if businesses can sponsor community events.

Next Meeting Date

The next meeting date will be on March 8, 2021 via Virtual Meeting at 6:30 pm.

Adjournment of Open Session

With no further business to discuss, the meeting was adjourned at 7:42 p.m.

approved virtual meeting

3/8/2021

Village Creek Community Association, Inc.

Date