

Village Creek Community Association, Inc.
Board Meeting Minutes
March 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 **March 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 February 8, 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

The board voted on walking path signage verbiage, garage sale and Easter party dates.

Constable Report

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

Financial Report

The Board presented the January 31, 2021 financial report to the homeowners that were present. Pam Hummel reviewed the Balance Sheet and Income Statement. As of January 31, 2021, the Association has a 74% collection rate for 2021 Assessments. Total Cash \$690,770.19 Total Reserve Funds \$237,659.99, Total Assessment Receivables 144,880.27 for 2021 assessments and Total Assets \$1,135,426.35.

Committee Reports

Arc – No report given.

Social – No report given.

Media – Samantha Miller asked the board if it was permissible to add a slide to the LED sign to recruit committee members. A motion was made, seconded, and carried to allow the slide to be placed. **APPROVED**

Safety – The statistics report for February was included in the board packet.

New Business

- Three bids were presented for tree removal near the pool and on Lake Vista. A motion was made, seconded, and carried to accept the bid from Sticks in the amount of \$1350 pending confirmation of stump removal/grinding and for Pam Hummel to sign the estimate. **APPROVED**
- The board discussed the adoption of a fining policy. **TABLED**
- The board discussed the HOA deeded home. The attorney is releasing a deed back to the homeowner who is now current with payments.
- The board discussed revisiting the Google spreadsheet for maintenance items.
- A motion was made, seconded, and carried to accept the amended ARC Guidelines. **APPROVED**

Homeowner Forum

Four homeowners were in attendance. A homeowner stated that in a previous board meeting the board approved adding resident only signs to the walking paths. The homeowner stated that as the association is tax exempt the board could not allow the signage. A homeowner asked about the survey status.

Next Meeting Date

The next meeting date will be on April 12 2021 location to be determined at 6:30 pm.

Adjournment of Open Session

With no further business to discuss, the meeting was adjourned at 7:45 p.m.

Village Creek Community Association, Inc.

Date