

**Village Creek Community Association, Inc.**  
**Board Meeting Minutes**  
May 10, 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 **May 10, 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 - **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 6:30 p.m. Director Gonzalez was absent.

**Approval of Minutes**

The April 12, 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 irrigation repairs in the amount of \$1853.00, Pool Card Reader \$2020.00 = \$78.00 monthly, Constellation Energy 2 year agreement, Pool Ozone UV \$1389.00 and Splash Pad Valve/Suction/Filter Tops \$5104.00.

**Constable Report**

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

**Financial Report**

The Board presented the April 30, 2021 financial report to the homeowners that were present. Pam Hummel reviewed the Balance Sheet and Income Statement. As of April 30, 2021, the Association has a 95% collection rate for 2021 Assessments. Total Cash \$737,705.35 Total Reserve Funds \$237,746.91, Total Assessment Receivables 35,429.09 for 2021 assessments and Total Assets \$1,063,777.21.

## **Committee Reports**

**ARC** – Steven Winter, ARC Chair reported that there were 19 applications with 10 approved and 1 denied. Most of the applications were for fences.

**Social** – Peggy Barriga stated that the pool party is scheduled for June 5, 2021. Peggy asked for the pool hours and was told by the board that the hours are 10:00 am to 8:00 pm Tuesday through Sunday and closed on Monday. Peggy also stated that the plans are underway for a 4<sup>th</sup> of July party. The board was asked to consider how to handle non resident guests at events in the future.

**Media** – Samantha Miller, Chair, stated that graduating senior announcements were needed for the newsletter with graduation photos. Steven Winter and Peggy Barriga are assisting with articles about deed restrictions and exterior modification applications. Sherry Watson asked from the floor if she could provide articles for the newsletter.

**Safety** – The statistics report for April were included in the board packet.

## **New Business**

- There were no attorney actions to vote on from the Executive Session.
- The board asked Pam Hummel to verify the invoice and work done on the basketball goal lock.
- The board discussed the bridge repair bid and asked for more bids. The board also asked to have the bridge roped off with caution tape.
- A homeowner, Rhonda Salveski made a presentation to the board regarding a pickleball court. They advised Ms. Salveski that they would deliberate and provide her with an answer soon.
- A homeowner, Sandra Zak made a presentation to the board regarding a butterfly garden. The board advised Ms. Zak that they would deliberate and provide her with an answer soon.
- The board discussed the lack of service from Sticks Tree Service in regard to an approved estimate. Cynthia Moody made a motion to allow Sticks to perform the work by Wednesday. The motion was seconded by Brian Martin.
- The board discussed procuring bids from security camera companies. The board decided to continue looking into options.
- The board discussed a fining policy. It was suggested that a workshop be held to discuss the framework for the fines.
- The board discussed the installation of the pool card reader. Pam Hummel is to follow up with the vendor to confirm install dates.
- A motion was made by Eddy Kharrazi to accept the Land Crafters contract for an additional 18 months in order to lock in the current rate and to shift the contract renewal process to winter season rather than summer season. Cynthia Moody seconded the motion. The board voted unanimously to accept the contract.
- The board was presented with two bids for new 911 phone service at the pool. A motion was made by Cynthia Moody to accept the bid from Kings III. The motion was seconded by Eddy Kharrazi. The board voted unanimously to accept the bid.

## **Homeowner Forum**

Eleven homeowners were in attendance. Sherry Watson asked if the bridge could be roped off until repairs

are made. Sherry also stated that she sees issues with the teenagers if a pickleball court is used in the basketball court. She suggests putting in a separate court for pickleball. Sherry stated that she did not want a butterfly garden in her backyard otherwise she was in favor of the garden. Sherry also stated that her neighbors do not like the idea of a fining policy and she would like to see the minutes from February 2020 amended to reflect the removal of Pool and Landscape committees.

Rhonda Slaveski asked about getting cameras with license plate readers and decals for resident's vehicles. She voiced a concern about non residents at events.

Donald asked about the need for dissolving the landscape committee and wanted to know who was responsible for the landscaping at Imperial Crossing/Village Creek/Scarlet Forest as there are many ant piles.

Chris would like to buy a piece of the reserve near his home to expand his yard.

Byron was concerned about the grass not being cut at Robins Crest near the bridge that is in the HC Flood Control jurisdiction.

**Next Meeting Date**

The next meeting date will be on June 14, 2021 location to be determined at 6:30 pm.

**Adjournment of Open Session**

With no further business to discuss, the meeting was adjourned at 8:20 p.m.



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Village Creek Community Association, Inc.



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Date