

**Village Creek Community Association, Inc.**  
**Board Meeting Minutes**  
June 14, 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 **June 14, 2021**, at The Venue 17729 Spring Cypress, Tomball, Tx 77377 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 6:33 p.m.

**Approval of Minutes**

The May 10, 2021 meeting minutes were unanimously approved.

**Review of Executive Meeting**

There were no Executive Meeting items to review.

**Ratification of Actions in Between Meetings**

The board voted on allowing a Butterfly Club to create a Butterfly Garden to use a small section of one of the reserves and tree removals near the pool in the amount of \$1054.00.

**Constable Report**

The constable's report was provided in the board packet.

**Financial Report**

The Board presented the May 31, 2021 financial report to the homeowners that were present. Pam Hummel reviewed the Balance Sheet and Income Statement. As of May 31, 2021, the Association has a 96.2% collection rate for 2021 Assessments. Total Cash \$707,431.36 Total Reserve Funds \$237,777.18, Total Assessment Receivables 23,989.75 for 2021 assessments and Total Assets \$1,019,481.25.

## Committee Reports

**ARC** – No report given.

**Social** – Peggy Barriga, Social Committee Chair, stated that the July 4<sup>th</sup> party is scheduled in the evening from 5:00 - 8:00 pm. There will be ice cream, a DJ, food truck and games. Peggy asked for a resident list so that the committee can ensure that homeowners are being served and not outsiders.

**Media** – Samantha Miller, Chair, was absent. Director Thomas reported that the July newsletter is in production and the focus is on the butterfly garden.

**Safety** – It was reported that new signs were installed on Lyric Way and that a list of damaged street signs will be presented to the commissioner soon. The Constable's office has requested that everyone lock their cars and if you see criminal activity, please report it.

## 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 homeowner request for a pickle ball court. The board tabled this topic.
- The board was presented with bids for bridge replacement. Director Gonzalez motioned to accept a bid from Tuttle Construction in the amount of \$9309.85. Director Kharrazi seconded the motion. The motion carried and was approved unanimously.
- The board was presented with a bid from Land Crafters in the amount of \$1040.00 to reduce the size of a plant bed in the pool area. Director Gonzalez motioned and Director Moody seconded the motion to accept the bid. The motion carried. Pam Hummel stated that Land Crafters will inspect the dead plants at the entrance of the community and will report back their findings. The board discussed a bid that was presented to them from The Urban Foresters in the amount of \$12,010.34 that included ongoing fees. The board unanimously voted to decline the bid. The board asked Pam Hummel to ask Sticks for bids pine tree removals. The board asked Pam Hummel to request Land Crafters to inspect a palm tree in the pool area that may be dead.
- The board discussed procuring bids from security camera companies. The board decided to continue looking into options.
- The board discussed the completion of several electrical issues. Director Gonzalez confirmed that all items have been completed.
- The board discussed the Annual Meeting that is scheduled for Monday, July 12<sup>th</sup> at 6:30 pm. The meeting will be virtual and will be led by Director Thomas. Meeting notices will be mailed on Monday, June 21, 2021.
- The board discussed the pool card reader. This topic was tabled until more bids could be received.
- The board was presented with a bid for a second 911 phone service at the pool. Director Thomas asked for clarification on being able to use one phone line for both phones.
- Director Martin stated that the mosquito control vendor has not been leaving a tag on his door and the board agreed that they do not believe that the company is servicing the entire community each week. The board asked Pam Hummel to confirm the dates of service with the contractor.
- The board discussed the format for a task list. Pam Hummel offered to show the board how to use the Crest task list and to have a virtual training session with the Crest IT department. The board agreed to send one test task each so that each board member could see how the list works. The board also asked for a list of vendors to be provided to create a preferred vendor list.

- The board discussed a recent event that occurred with teens in the pool when the pool was closed. It was determined by the pool vendor that the teens that were in the pool were lifeguards cleaning the pool.

**Homeowner Forum**

Two homeowners were in attendance. Sherry Watson advised director Kharrazi that adding live oak trees were not a good idea for replacing pine trees that need to be removed. Sherry also stated that it was difficult to hear the board when they spoke and she also did not like the virtual meetings without people having their cameras on.

Peggy Barriga also stated that it was hard to hear the board when they spoke.

**Next Meeting Date**

The next meeting date will be the virtual Annual Meeting on July 12, 2021 at 6:30 pm.

**Adjournment of Open Session**

With no further business to discuss, the meeting was adjourned at 8:04 p.m.

approved via virtual meeting

8/9/2021

Village Creek Community Association, Inc.

Date