

Village Creek Community Association, Inc.
Board Meeting Minutes
October 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 **October 11, 2021** via Virtual Meeting Dial In – 1-346-284-7799 Meeting ID 368 707 7398 Online Meeting Link: <https://tinyurl.com/2jyvz3ek>

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 6:40 p.m.

Approval of Minutes

The September 13, 2021 meeting minutes were unanimously approved.

Review of Executive Meeting

The board reviewed deed restriction violations.

Ratification of Actions in Between Meetings

There were no ratifications.

Constable Report

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

Financial Report

The Board presented the September 30, 2021 financial report to the homeowners that were present. Pam Hummel reviewed the Balance Sheet and Income Statement. As of September 30, 2021, the Association has a 98.5% collection rate for 2021 Assessments. Total Cash \$531,255.94 Total Reserve Funds \$237,896.39, Total Assessment Receivables 15,884.89 for 2021 assessments and Total Assets \$841,503.21.

Committee Reports

ARC – Steven Winter, ARC Chair, reported that there were a total of 15 ARC applications this month and there are a multitude of generator applications coming in.

Events – Peggy Barriga, Events Chair, reported that there are approved dates for the food truck and toys for tots.

Media – Director Thomas reported that everything has been turned into Peale for the newsletter.

Safety – No report given.

New Business

- Special Guest Mike Mahar, PAS Property Acquisitions and Shane Keasler answered questions from the board regarding an offer to purchase land that will be used for the NWHC Regional Water Authority.
- A motion was made, seconded and carried to adopt the 2022 budget.
- Pam Hummel presented the HCRWA offer to purchase land. The board has suggested a counter offer of 50% of the 100% of the appraisal.
- The board was presented with the new contract for the 2022-2023 pool season from Aquatic Management. A motion was made, seconded and carried to accept the contract.
- The board discussed a sidewalk that is need of repair on the lake walking path. The board asked Pam Hummel to contact the MUD for a visual inspection of the erosion and to inspect the area with the landscaper.
- Pam Hummel updated the board on the pergola painting and fence power washing. Both items are completed.
- The board asked for the glass to be replaced with plexiglass on the Little Library and for the vandalized bench to be reconnected.
- The board asked Pam Hummel to provide a resolution for cameras.

Homeowner Forum

Eight homeowners were in attendance. There were no questions from any homeowners.

Outstanding Items

- Security Cameras/Pool Card Reader/Comcast at Pool House or Voip Option
- Fining Policy
- Palm trees and stump at pool
- Dead trees near pool
- Paint mushroom at splashpad
- Lake erosion
- Sign replacement splashpad
- Red button at splash pad

Next Meeting Date

The next meeting date will be on November 8,2021 at 6:30 pm.

Adjournment of Open Session

With no further business to discuss, the meeting was adjourned at 8:47 p.m.

approved in virtual meeting

11/8/2021

Village Creek Community Association, Inc.

Date