

**Village Creek Community Association, Inc.**  
**Board Meeting Minutes**  
December 15, 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 **December 15, 2021** via Virtual Meeting Dial In – 1-346-284-7799 Meeting ID 368 707 7398 Online Meeting Link: <https://us06web.zoom.us/j/3687077398>

**IN ATTENDANCE**

**Representing the Members of the Village Creek Community Association, Inc., were the following Board members:**

Ty Thomas - President  
Brian Martin – Vice President - **ABSENT**  
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.

**Approval of Minutes**

The November 8, 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 November 30, 2021 financial report to the homeowners that were present. Pam Hummel reviewed the Balance Sheet and Income Statement. As of November 30, 2021, the Association has a 98.5% collection rate for 2021 Assessments. Total Cash \$546,423.94 Total Reserve Funds \$237,956.01, Total Assessment Receivables 44,686.75. and Total Assets \$767,705.69.

**Committee Reports**

**ARC** – Steven Winter, ARC Chair reported that the applications have slowed down and that the ARC has a quick turn around time for application approvals/denials.

**Events** – Director Thomas read the report provided by Peggy Barriga, Events Committee Chair.

**Media** – Director Thomas reported that Samantha Miller resigned, and he asked for volunteers.

**Safety** – Director Thomas reported that Julie Jall, Safety Committee Chair resigned and he stated that there are opening on the committee.

**New Business.**

- Homeowner account #2910501038 was present for an appeal on his fence application. The homeowner

stated that he was certain that caps were not required for his fence top as the fence was a shared fence. The board asked him to resubmit his application with the fence placement circled on an aerial map.

- The board was presented with the final offer for the two parcels of land that the Harris County Regional Water Authority has asked to purchase. A motion was made, seconded and carried to accept the offers of \$1534.00 and \$1806.00 for the two parcels.
- A motion was made, seconded and carried to accept Cynthia Moody's resignation from the board. Sara Marion stated that she had sent in her Candidate Questionnaire and she would like to join the board. Director Thomas stated that the board will make a decision on an appointment at the January 2022 meeting.
- A motion was made, seconded and carried for Director Kharazzi to perform the Treasurer duties.
- A motion was made, seconded and carried to have the attorney prepare the Security Measures resolution
- A motion was made, seconded and carried to accept Comcast as the internet provider for the pool area.
- The board discussed security cameras and tabled the discussion for a future date.
- The board asked Pam Hummel to provide more information regarding vendors for the pool card reader.
- The board tabled the discussion regarding a Fining Policy until all board members are present.
- The board asked Pam Hummel to get bids from the current landscaper to only mow the reserves and not the lake area and to get a bid from Champions Hydro and Double Oak for only maintaining the lake area.
- The board asked to have the lake amenities use sign readjusted.
- The board asked Pam Hummel to seek an opinion from Bill Higgins regarding churches in homes.
- The board asked for bids for playground equipment on Mossy Ledge.

### **Homeowner Forum**

There were 10 homeowners in attendance. There was a question about when the pool repairs are scheduled.

### **Outstanding Items**

- Security Cameras
- Pool Card Reader
- Fining Policy
- Paint mushroom at splashpad
- Lake erosion – Pam will get bids.
- Sign replacement splashpad
- Red button at splash pad
- Cover over pool equipment.

### **Next Meeting Date**

The next meeting date will be on January 10, 2021 at 6:30 pm.

### **Adjournment of Open Session**

With no further business to discuss, the meeting was adjourned at 7:49 p.m.

*E Ty Thomas*

E Ty Thomas (Apr 7, 2022 16:18 CDT)

**04/07/2022**

Village Creek Community Association, Inc.

Date






# 20211215 Board Meeting Minutes (

Final Audit Report

2022-04-07

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