

Village Creek Community Association, Inc.
Board Meeting Minutes
January 17, 2022

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 **January 17, 2022** 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
Eddy Kharrazi – At Large

Representing Crest Management, was:

Tristan Herbert, CMCA, Community Manager (Management)

Call to Order / Determination of Quorum

The meeting was called to order at 6:32 p.m.

Approval of Minutes

The December 15,2021 meeting minutes were unanimously approved.

Review of Executive Meeting

The board did not hold executive session this meeting.

Ratification of Actions in Between Meetings

Irrigation Repairs- The board voted to approve the irrigation repairs for \$2,379.02

Constable Report

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

Financial Report

The Board presented the preliminary December 31,2021 financial report to the homeowners that were present. Management reviewed the Balance Sheet and Income Statement. As of December 31, 2021, Total Cash \$655,206.03 Total Reserve Funds \$237,986.32, Total Assessment Receivables 50,619.02 and Total Assets \$963,126.69

Committee Reports

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

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

New Business

- A motion was made, seconded, and carried to accept Chimeria Gonzales’s resignation from the board.
- A motion was made, seconded, and carried for Robert Speiss and Sara Marion to fill the board vacancies.
- A motion was made, seconded, and carried to have the attorney prepare the Security Measures resolution
- The board discussed security cameras and tabled the discussion for a future date.
- The board asked Management 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 for bids for playground equipment on Mossy Ledge.
- A motion was made, seconded, and carried to adopt the Security Measures Policy as written.

Homeowner Forum

There were 5 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 – Management 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 February 21 ,2021 at 6:30 pm.

Adjournment of Open Session

With no further business to discuss, the meeting was adjourned at 8:24 p.m.

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

04/07/2022

Village Creek Community Association, Inc.

Date






20220117 Board Meeting Minutes

Final Audit Report

2022-04-07

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