

**Village Creek Community Association, Inc.**  
**Board Meeting Minutes**  
February 21, 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 **February 21, 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  
Sara Marion – Director  
Robert Spiess – Secretary  
Eddy Kharrazi – Treasurer

**Representing Crest Management, was:**

Tristan Herbert, CMCA, AMS, Community Manager (Management)

**Call to Order / Determination of Quorum**

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

**Approval of Minutes**

The January 17<sup>th</sup>, 2022, meeting minutes were unanimously approved.

**Review of Executive Meeting**

The board reviewed deed restriction violations.

**Ratification of Actions in Between Meetings**

The Board ratified the decision to approve the Crest Administrative contract for another year.

**Constable Report**

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

**Financial Report**

The Board was not presented with a financial report for the month of January.

**Committee Reports**

**ARC** – Steven Winter, ARC Chair reported about the number of applications that have been approved/denied.

**Events** – Lupe Kroneman went over the list of dates for the community events for the year. Discussed were a community garage sale, crawfish boil, food trucks and other assorted community events and activities.

**Media** – Director Thomas continued to ask for volunteers.

**Safety** – Nothing to report currently.

**New Business.**

- Homeowner account #2910604008 was present for an appeal on their arbor application. The homeowner spoke about the time of material the awning for appear as, the awning was unanimously approved to grant the variance for the roofing material.
- The board discussed about having an audit done for the 2021 tax season, but the discussion ended with them deciding to audit every 3 years.
- A motion was made, seconded and carried for the irrigation repair bid from Land crafters.
- A motion was made, seconded and carried to have the attorney prepare the Security Measures resolution
- Board asked Management to have the pool company bid on the re-painting of the mushroom at the pool.
- The board asked Management to provide more information regarding vendors for the pool card reader. At this time, vendors are not able to receive bids for the Brivo system, will continue to look for vendors.
- The board tabled the discussion regarding a Fining Policy while Director Kharrazi did some more research.
- The board asked Management to continue to look for companies and bids for the lake erosion maintenance both bids from Double Oak and Champion Hydro lawn were rejected.
- Management brought before the board the idea of having the parking lot restriped, at this time the board will not pursue.
- The board asked management to get a general contractor out to remove the broken bench from the old splash pad area.
- The board asked for bids for playground equipment on Mossy Ledge, Board advised Management they would also like a bid from Mckenna.

**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
- Lake erosion
- Landscaping Bids
- Aging Play Structure Replacement

**Next Meeting Date**

The next meeting date will be on March 14,2022 at 6:30 pm.

**Adjournment of Open Session**

With no further business to discuss, the meeting was adjourned at 9:04 p.m.

E Ty Thomas  
E Ty Thomas (Apr 7, 2022 16:17 CDT)

04/07/2022

Village Creek Community Association, Inc.

Date






# 20220221 Board Meeting Minutes

Final Audit Report

2022-04-07

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