

Village Creek Community Association, Inc.
Board Meeting Minutes
April 11th, 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 **April 11, 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- Absent

Representing Crest Management, was:

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

Call to Order / Determination of Quorum

The meeting was called to order at 6:31 p.m.

Approval of Minutes

The March 14th, 2022, meeting minutes were unanimously approved.

Review of Executive Meeting

The board reviewed a bid from PMG for the pool pump repairs.

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 presented the March 31, 2022, financial report to the homeowners that were present. Ms. Herbert reviewed the Balance Sheet and Income Statement. As of March 31, 2022, the Association has Total Cash \$890,325.70 Total Reserve Funds \$238,074.33, Total Assessment Receivables \$88,851.48, and Total Assets \$1,227,409.15.

Committee Reports

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

Events – There was not a representative from the Events committee present, at this time there is not anything to report.

Media – Nothing to report.

Safety – Nothing to report.

New Business.

- Homeowner account #2911101035 was present for an appeal on their patio cover application. The homeowner spoke about the time of material the awning for appear as, the patio cover was unanimously approved to grant the variance.
- Management advised the Board that Homeowner account #2910802013 asked for a rescheduled hearing to discuss his deed restriction violation.
- A motion was made, seconded, and carried for the camera equipment for the pool house.
- Board and Management discussed the ongoing landscaping proposals. Several companies did attend the meeting to introduce themselves and their companies.
- The board asked Management to get additional questions answered from the Brivo rep, for the pending install on the system.
- The board tabled the discussion regarding a Fining Policy since Director Kharrazi was not present for this meeting.
- The board asked Management to continue to look for companies and bids shade structures over the main playground.
- Director Thomas advised he would try to communicate to the MUD for additional help on the lake over seeding issues. Will provide an update at the next meeting.

Homeowner Forum

There were 6 homeowners in attendance.

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 May 9th, 2022, at 6:30 pm.

Adjournment of Open Session

With no further business to discuss, the meeting was adjourned at 8:30 p.m.

E Ty Thomas
 E Ty Thomas (Jul 27, 2022 11:56 CDT)

07/27/2022

Village Creek Community Association, Inc.

Date







20220411 Board Meeting Minutes

Final Audit Report

2022-07-27

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