

**Village Creek Community Association, Inc.**  
**Board Meeting Minutes**  
May 9<sup>th</sup>, 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 **May 9, 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 – Director  
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 6:30 p.m.

**Approval of Minutes**

The April 11<sup>th</sup>, 2022, meeting minutes were unanimously approved.

**Review of Executive Meeting**

The board reviewed the legal status report for collections and deed restriction violations.

**Ratification of Actions in Between Meetings**

The Board ratified the decision to approve the replacement of the life guard chair.

**Constable Report**

The constable's report was not provided in this Board meeting.

**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**

- Management advised the Board that Homeowner account #2910802013 was not present, and would reach out to him for the next meeting.
- A motion was made, seconded, and carrier to approve the Brivo card reader system.
- A motion was made, seconded, and carrier to award the landscaping contract for the Association to LEI, and to terminate Landcrafters.
- The board tabled the discussion regarding a Fining Policy.
- A motion was made, seconded, and carried to approve the Mckenna Contracting bid for the pool fencing repairs.
- The board tabled the sidewalk repairs until further research could be obtained.
- The board tabled the discussion on Yard of the Month.
- A motion was made, seconded, and carried to approve the Landcrafters bid for irrigation repairs.

### **Homeowner Forum**

There were 6 homeowners in attendance.

### **Outstanding Items**

- Security Cameras
- Pool Card Reader
- Fining Policy
- Camera Policy

### **Next Meeting Date**

The next meeting date will be on June 13<sup>th</sup>, 2022, at 6:30 pm.

### **Adjournment of Open Session**

With no further business to discuss, the meeting was adjourned at 8:37 p.m.

*E Ty Thomas*

E Ty Thomas (Jul 27, 2022 11:57 CDT)

Village Creek Community Association, Inc.

07/27/2022

Date







# 20220509 Board Meeting Minutes

Final Audit Report

2022-07-27

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