

Village Creek Community Association, Inc.
Board Meeting Minutes
January 9, 2023

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 9, 2023 via Virtual Meeting – ID: 368 707 7398; Online Meeting Link: <https://us06web.zoom.us/j/3687077398> ; Dial In – 1-346-284-7799.

IN ATTENDANCE

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

Ty Thomas – President
Sara Marion – Treasurer
Robert Spiess – Secretary
Eddy Kharrazi – Vice President

Absent members:

Craig Goralski – Director

Representing Crest Management, was:

CJ, Community Manager for Crest Management

OPEN SESSION

Call to Order / Determination of Quorum

The meeting was called to order at 6:30 p.m. and a Motion was made and seconded to adopt the agenda; Motion carried.

Approval of Minutes

A Motion was made and seconded to approve 20221212 Meeting; Motion carried.

Vendor Reports

Landscape – Jake with LEI reported on landscape updates.
Pool – Peter with Aquatic Management of Houston was not available. Painting of mushroom and splashpad to begin soon.

Committee Reports

ARC Committee - Steve Winter reported on exterior modification requests. EMR Report included in the Board Packet for Board review. 911 phone will be installed in February.

No Event Committee present to report. Looking for five volunteers. Sara Marion will post on Nextdoor, and Ty Thomas will send an eblast. Two residents are interested; Ty Thomas will put them in contact with prior Event Committee Chairpersons.

Business

Ratifications of Decisions Made Between Meeting –

- Brothers Lighting & Electrical GFCI Receptacle Lake Vista/Carriage Glen \$550 – Approved
- LEI Grounds Groomers Controller 4 PVB Estimate 11419 \$1313.43 – Approved
- LEI Grounds Groomers Controller 4 Pipe Leak Repair Estimate 11420 \$368. – Approved

Financial Report – End of the year financials are not complete, no report given.

End of Year Balance Vote – Board would like options, Money Markets, other banks outside of CIT. Eddy Kharazi will take the lead on locating other options.

Discussion and Updates of Proposed Fine Policy – Eddy Kharazi and property owner Jim Volker will work on the policy and report at a later meeting.

Discussion and Decision to Perform Community Survey – Ty Thomas discussed the opportunity to send another owner survey out. Motion was made and seconded to approve creating a 2023 survey; Motion carried.

Additional Business Items –

1. Board vote needed on the LED sign repair. Need alternative LED surge protection. Seek cost on an upgrade for the LED display.

Open Items

- a. Addendum to Crest Management Administrative Contract – Send updated addendum for signature.
- b. Brivo Proposal to add access lock to storage at pool – Cost is too high – Robert Spiess will get pricing on options.
- c. Cameras at Pool House – Ty Thomas and Robert Spiess will work on cameras purchase and see bid for low voltage wiring.
- d. Digital Sign – Try to locate what Northpointe added (it is Daktronics) – the display is much better.

Manager Report

- a. Lighting at rear monument. Would require a meter installation by CenterPoint if doing electrical and then lighting can be bid. Solar is an option if there is ultimate sun visibility to the sign.
- b. MUD Enclosure – MUD Board representative did not get back with timeline, other than any day.
- c. Updates to website – Send any changes to Ty Thomas.

Homeowner Forum

Three property owners were in attendance. Items discussed, website has another community document, reserve study, long-term planning.

Next Meeting Date

The next meeting date will be on January 9, 2023.

Adjournment of Open Session

With no further business to discuss, the open meeting was adjourned at 8:12 p.m.

EXECUTIVE SESSION

Called Executive Session to Order at 8:14 p.m.

Homeowner Appeals

Board reviewed account 2910802013 EMR Denial.

Review of Legal Status Report

Board reviewed the 20230109 Legal Status Report.

Review of Enforcement Action Report

Board reviewed 20221206 Deed Enforcement Actions Report.

Executive Session Adjournment

Board adjournment to Open Session to summarize and take actions on what was discussed during this Executive Session. With no further executive business to discuss, the meeting was adjourned at 8:29 p.m.

Call Open Session Back to Order: at 8:29 p.m.

Board Vote of Collection and Deed Enforcements and Homeowner Appeals

Summary of Items Discussed in Executive Session: Account2910802013 Denial of Exterior Modification was reviewed and decided. A Motion was made and seconded to approve the recommendation of the ARC; Motion carried. No other actions taken.

Meeting Adjournment

With no further business to discuss a Motion was made and seconded to adjourn the meeting; Motion carried at 8:51 p.m.

E Ty Thomas

E Ty Thomas (Feb 14, 2023 13:52 CST)

Village Creek Community Association, Inc.

Feb 14, 2023

Date