

Village Creek Community Association, Inc.
Board Meeting Minutes
January 8, 2024

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 8, 2024 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 Board Members:

Robert Spiess – President
Jose Alvarado – Treasurer
Jennifer Geary – Secretary
Ty Thomas – Director

Absent members:

Sara Marion – Vice President

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. with quorum being established by Robert Spiess, a Motion was made and seconded to adopt the agenda; Motion carried.

Approval of Minutes

A Motion was made and seconded to approve the minutes of the December 11, 2023, Board Meeting; Motion carried.

Vendor Reports

Landscape – Darren Garza with LEI addressed the Board reporting full visits will begin in March. Since the last meeting, a turf application for ants was completed, irrigation winterized. In the coming week a full audit with the Field Maintenance Manager will be done. Couple of items still need to be addressed, the fenced area on Sweet Rain and the trash can at the old splashpad needs to be emptied.

Committee Reports

ARC Committee - Steve Winter reported the committee received three exterior modification requests, all approved, one, roof, one solar, one fence.

Other Committee Report - The Board thanked Vanessa Miller for stepping in and putting together the holiday event that was a hit. Still do not have a permanent committee and looking for volunteers. Board also thanked Marsha Bailey for coordinating the Holiday Lighting and Decoration contest.

Financial Report – December 2023 financial is not yet available.

Business

CJ presented the Announcement of Decisions Made Between Meeting –

- 20231215 LEI GG Irrigation Inspection Repair Proposal 55475 - \$5,150.00 – Approved
- 20231217 Santa Larry - \$360.00 - Approved

Annual Pool Maintenance Contract – Board requested additional bids – Tabled to February 12, 2024.

Monster Tree Trimming Proposal 8190 – Common Area Tree Trimming and Dead Pine Tree Removals \$44,124.31 – after discussion, a Motion was made and seconded to approve; Motion carried. Board discussed what is needed for property owners to utilize Monster Tree Service pricing. Requested a flyer from Monster Tree be designed to send out through community eblast.

Additional Business – No other business presented.

Open Action Items

1. Pool House Surge Protection – Waiting on electricians.
2. Pool House Exterior Walkway Floor – Proposal in progress.
3. Parking Lot Cleaning and Restriping – Proposal approved. Waiting on schedule.
4. Flagpole Installation Proposal – received pole installation proposal. Electric proposals in progress for the lighting.
5. Old Splashpad Lighting – Centerpoint should be contacted. Sara Marion will try and contact.
6. Update New Google Spreadsheet – Fine Policy – Mr. Jim Volker will continue to work with the Board to complete. Pool Umbrellas. Splashpad feature.

Homeowner Forum

Eight property owners were in attendance. Items discussed – Construction of business park backing properties, Fine Policy, amphibious life in the lake, brighter lights at the pool parking area, afterhours parking, wasting money on annual color, water feature at monument entry, native plants, pickleball court.

Next Meeting Date

The next Board meeting date will be on February 12, 2024.

Adjournment of Open Session

With no further business to discuss, Robert Spiess adjourned Open Session at 7:26 p.m.

EXECUTIVE SESSION

Owners remaining on the call were placed in a room until reconvening back into Open Session. Robert Spiess called Executive Session to order at 7:31 p.m.

Homeowner Appeals

Board met with account owner 2911101029.

Review of Legal Status Report

No action needed.

Review of Collections Report and Enforcement Actions

No action needed.

Review of Deed Violations Report and Enforcement Actions

No action needed.

Executive Session Adjournment

At 8:04 p.m. the Board adjourned back to Open Session to summarize and take actions on what was discussed during this Executive Session.

Reconvene to Open Session

No owners were available to be transferred from a waiting room and Robert Spiess called Open Session back to order at 8:04 p.m.

Board Vote of Collection and Deed Enforcements and Homeowner Appeals

Summary of Items Discussed in Executive Session: No actions were taken.

Board requested research for the account 2911101029 and notification when complete.

Meeting Adjournment

With no further business to discuss a Robert Spiess called a Motion to adjourn; Motion was seconded; Motion carried at 8:05 p.m.

Robert G. Spiess

Robert G. Spiess (Feb 12, 2024 20:42 CST)

Feb 12, 2024

Village Creek Community Association, Inc.

Date