

**Village Creek Community Association, Inc.**  
**Board Meeting Minutes**  
**January 13, 2025**

**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 13, 2025 via Virtual Meeting – ID: 368 707 7398; Online Meeting Link: <https://us06web.zoom.us/j/3687077398> ; Dial In – 1-346-284-7799.**

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**IN ATTENDANCE**

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

Sara Marion – President

Robert Presson – Vice President

Jose Alvarado – Treasurer

**Directors Absent:** Craig Goralski – Director

Jennifer Geary – Secretary

**Representing Crest Management, was:**

Alicia G. - Community Manager for Crest Management

**OPEN SESSION**

**Call to Order / Determination of Quorum**

The meeting was called to order at 6:32 p.m. with quorum being established by Director Marion, 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 November 11, 2024, Board Meeting without corrections; Motion carried.

**Vendor Reports**

Landscape – Darren Garza with LEI was in attendance to address the Board stating the community was winterized in December and the pre and post emergent would be going in tomorrow.

Pool – Luke Fiser with Aquatic Management was not able to attend the meeting.

Lake – MUD 5 is reviewing proposals to dredge the lake – they are meeting with a consultant on Thursday.

### **Committee Reports**

ARC Committee - Steve Winter reported receiving 90 EMR applications in 2024.

Other Committee Report – Director Alvarado stated they just had a food truck and they are trying to schedule another one for the end of February.

**Financial Report** – The December 31, 2024 financial was presented to the Board for review. There was \$691,595.73 in operating cash, \$280,612.47 in reserve funds, \$53,889.96 in account receivables, \$18,725.85 in other assets, totaling \$1,044,824.01 in assets.

The Board reviewed the 2025 preliminary budget and unanimously approved it with corrections.

### **Business**

Alicia presented the Announcement of Decisions Made Between Meeting: N/A

The Board discussed possibly installing a pickleball court. Director Presson will get volunteers for this Committee to obtain several bids so the Board can determine the cost and put it out to the community to gauge interest.

The Board reviewed a new renewal contract with Aquatic Management for the 2025 pool season. They requested Ms. Garcia obtain pricing to add a month before Memorial Day weekend and a month after Labor Day weekend to the contract.

The Board discussed setting up in person meetings. Ms. Garcia will check to see if there are any other places to meet in the area.

The Board unanimously approved appointing the following homeowners to the Social Committee – Asha Hadley, Melissa Irwin, Audrey Edmond, Emily Young and Jamie Domaszek.

The Board will hold off on setting up the Landscape Committee until April/May.

The Board reviewed pricing for website hosting from GoDaddy and Blue Host. No decision was made.

The Board reviewed two bids for an audit for 2024. The Board would like Ms. Garcia to obtain an additional bid and upload to the BDA.

Additional Business – No additional business.

### **Open Action Item**

1. Landscape Updates Remaining from 2021 and 2022 freeze damage. In Process.
2. Pool Shade – Ms. Garcia will be obtaining bids to replace the last torn shade in the pool area

### **Homeowner Forum**

There were several property owners in attendance and several issues including but not limited to EMR applications, deed restriction violations, dead trees and pine beetles were discussed.

A homeowner was in attendance to state his neighbor has a shed in the backyard which is not in compliance with the deed restrictions. The Board will look into this with the EMR Committee and if what was constructed does not match what was approved they will get a letter sent out to the homeowner.

### **Next Meeting Date**

The next meeting date is scheduled for February 10, 2025.

### **Adjournment of Open Session**

With no further business to discuss, Director Marion adjourned Open Session at 8:57 p.m.

## **EXECUTIVE SESSION**

Any members remaining on the call were placed in the waiting room until reconvening back into Open Session. Director Marion called Executive Session to order at 7:59 p.m.

### **Homeowner Appeals**

N/A

### **Review of Legal Status Report**

The Board reviewed the 20241228 Legal Status Report.

### **Review of Collections Report and Enforcement Actions**

The Board reviewed the 20241231 AR Collection Report. No action was taken.

### **Review of Deed Violations Report and Enforcement Actions**

The Board reviewed the Enforcement Action Report dated January 9, 2025 and unanimously approved turning the following accounts over to the attorney – 2911401017, 2910502011 & 2911401025.

### **Executive Session Adjournment**

At 9:28 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 Director Marion called Open Session back to order at 9:29 p.m.

**Board Vote of Collection and Deed Enforcements and Homeowner Appeals**

N/A

**Meeting Adjournment**

With no further business to discuss a Director Marion called a Motion to adjourn; Motion was seconded; Motion carried at 9:30 p.m.



[Sara Marion \(Feb 11, 2025 14:16 CST\)](#)

Village Creek Community Association, Inc.

Feb 11, 2025

Date






# Village Creek - January Minutes

Final Audit Report

2025-02-11

Created:	2025-02-11
By:	Alicia Newby Garcia (aliciag@crest-management.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAUYoXddJmLKO9j_4ebcKSbJi1-MeqQiW

## "Village Creek - January Minutes" History

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