

**Village Creek Community Association, Inc.**  
**Board Meeting Minutes**  
**May 12, 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 May 12, 2025 via Virtual Meeting -ID: 824 1752 6003; Online Meeting

Link: [https://us06web.zoom.us/j/82417526003?pwd=5BqDdLQ3dliV09Rx3t6ZKDNY3ohAgH](https://us06web.zoom.us/j/82417526003?pwd=5BqDdLQ3dliV09Rx3t6ZKDNY3ohAgH;); Dial In – 346-248-7799.

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**IN ATTENDANCE**

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

Jose Alvarado – President  
Robert Presson – Vice President  
Jennifer Geary – Treasurer  
Asha Hadley - 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 6:30 p.m. with quorum being established by Director Alvarado, 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 April 14, 2025, Board Meeting without corrections; Motion carried.

**Vendor Reports**

Landscape – Darren Garza with LEI was in attendance and provided an update on the scheduled contracted landscaping as well as the upcoming projects.

Pool – No report was provided.

Lake – No report was provided.

**Committee Reports**

ARC Committee – Steve Winter noted there were a total of five applications this

month.

Social Committee Report – Asha Hadley stated committee is looking to do something in the Summer months.

Landscape/Safety Committee – Steve Winters stated there was an interruption in the video feed which had to be restored. He removed the access for all previous board Members.

**Financial Report** – The March 31, 2025 financial was presented to the Board for review. There was \$991,475.90 in operating cash, \$287,603.78 in reserve funds, \$84,538.67 in account receivables, \$12,843.36 in other assets, totaling \$1,376,461.71 in assets.

**Business**

Alicia presented the Announcement of Decisions Made Between Meeting: Approved bid from LEI to sod over landscape beds at Imperial Crossing/Lake Vista - \$687.50, Purchased new pool umbrellas from Home Depot for \$501.87, Houston Tree Team –Sodding of two large tree beds at pool house - \$3,200, LEI -Carriage Glen & Scarlet Forest bed enhancements - \$1,827.40, Monster Tree – Removal of dead trees throughout community and grinding of stumps - \$5,850.00 & LEI – Bed enhancements at Pedlars Ct, Holsberry Ct. & Flower Mist Ct.

The Board discussed appointing a homeowner to take over the one remaining vacant Board position which expires in open positions on the Board. One position expires in 2025. The Board unanimously approved appointing John Rafferty to take over Sara Marion’s position which expires in 2025.

The Board reviewed electricity rates and terms from Kilowatt Partners. The Board unanimously approved going with Constellation for 24 months at \$0.0792 per kWh.

The Board unanimously approved adding a Landscape/Safety Committee. Director Presson will be the Board Chair for this meeting and the Committee Members will be – Olivia Young, Tammy Scahill, Bryan Burkholder and Robert Whitworth.

Additional Business – No additional business.

**Open Action Item –**

N/A

**Homeowner Forum**

There were several property owners in attendance and several issues including but not limited to fire ants in the common areas,

**Next Meeting Date**

The next meeting date is scheduled for June 9, 2025.

**Adjournment of Open Session**

With no further business to discuss, Director Alvarado adjourned Open Session at 7:19 p.m.

**EXECUTIVE SESSION**

Any members remaining on the call were placed in the waiting room until reconvening back into Open Session. Director Alvarado called Executive Session to order at 7:20 p.m.

**Homeowner Appeals**

N/A

**Review of Legal Status Report**

The Board reviewed the 20250430 Legal Status Report. The Board unanimously approved holding on filing the two collection lawsuits until the homeowner owes three years of assessments.

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

The Board reviewed the Enforcement Action Report dated May 5, 2025 but there was no action to be taken.

**Executive Session Adjournment**

At 7:33 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**

Director Alvarado called the Open Session back to order at 7:33 p.m.

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

N/A

**Meeting Adjournment**

With no further business to discuss Director Alvarado made a Motion to adjourn; Motion was seconded; Motion carried at 7:33 p.m.



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Village Creek Community Association, Inc.

\_\_\_\_\_ Date






# May Board Meeting Minutes

Final Audit Report

2025-06-17

Created:	2025-06-17
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## "May Board Meeting Minutes" History

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