

**Village Creek Community Association, Inc.**  
**Rescheduled Board Meeting Minutes**  
**August 12, 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 August 12, 2024 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  
Jennifer Geary – Secretary  
Craig Goralski - Director

**Representing Crest Management, was:**

CJ, Community Manager for Crest Management  
Alicia. Community Manager for Crest Management

**OPEN SESSION**

**Call to Order / Determination of Quorum**

The meeting was called to order at 6:31 p.m. with quorum being established by Director Marion, a Motion was made and seconded to adopt the agenda; Motion carried.

**Board Decision of Board Positions**

The Board unanimously approved the following positions: Sara Marion – President, Robert Presson – Vice President, Jose Alvarado – Treasurer, Jennifer Geary – Secretary and Craig Goralski – Director.

**Approval of Minutes**

A Motion was made and seconded to approve the minutes of the June 25, 2024, Board Meeting; Motion carried.

A Motion was made and seconded to approve the minutes of the Annual Meeting on July 29, 2024 with the addition of the number and percentage of the election results.

**Vendor Reports**

Landscape – Darren Garza with LEI was in attendance to address the Board and provide updates on several landscaping and irrigation issues. The Board and homeowners in attendance noted several items still pending and needing to be completed. Director Presson will be meeting with Darren for a drive of the community on 8/13/24.

Pool – No representative was in attendance. Homeowners in attendance would like the Board to inquire about longer pool hours or days for the 2025 season.

Lake – The fountain was removed to clean the motor. It was replaced shortly thereafter and is operating

properly now. Director Presson inquired about the ADA requirements for the walking trails and bridges around the lakes. Ms. Newby Garcia will research to determine if the Association is required to adhere to those requirements and inform the Board.

### **Committee Reports**

ARC Committee - Steve Winter reported receiving nine ARC applications. Walkway, roofs, fences, generator installation and landscape/tree installation were among all reviews.

Other Committee Report – Director Alvarado announced Cousins Maine Lobster food truck will be in the community on August 23<sup>rd</sup> and the Kindergarten party at the splash pad was successful.

**Financial Report** – The July 31, 2024 financial was presented to the Board for review. There was \$757,822.00 in operating cash, \$272,629 in reserve funds, \$58,038 in account receivables, \$28,530 in other assets, totaling \$1,117,020 in assets.

### **Business**

CJ presented the Announcement of Decisions Made Between Meeting:

- 20240724 Monster Tree Proposal 9880 Removal Hurricane Beryl Clearing \$10,500 – Approved
- 20240709 Monster Tree Proposal 9686 Removal Dead Pines Lake Path \$2,490 – Approved
- 20240702 Aquatic Management Proposal Splash Pad Sand Filter Replacement \$11,561 – Approved
- 20240618 LEI Proposal 80156 Repair Backflow Peddler Ct/Lyric Way \$300.00 – Approved
- 20240618 LEI Proposal 80156 Repair Backflow 12850 Lake Vista \$300.00 – Approved
- 20240506 LEI Proposal 73685 Irrigation Inspection Repairs \$5,665.00 – Approved
- 20240605 McKenna Contracting Park Safety Inspection Repairs \$21,728 – Approved
- 20240619 Kraftsman Proposal 31411 Splash Pad Parts Removal & Replacement \$11,400 - Approved
- Account 2911003026 Attorney/Owner Payment Plan – Approved

The Board appointed Director Presson as the liaison between the Board and MUD 5 on the Lakewood Trellis Office Condominium project.

The Board will be putting a survey out to all homeowners to determine what types of committees the community would like to see.

The Board unanimously approved continuing to meet virtually but agreed to hold a couple meetings each year in person and virtually.

Additional Business – No additional business.

### **Open Action Item**

1. Pool Umbrellas – In process
2. Flagpole Installation Proposal – Updated proposal due to price increase & obtained additional bid.
3. Landscape Updates Remaining from 2021 and 2022 freeze damage. In Process.
4. Park Area Shade Canopy – Completed.
5. Dead trees at Park and Large Oak on Lake Trail. Completed.
6. Old Splashpad Lighting – In process.
7. Additional Cameras at Pool House. Need to be Installed.
8. Purchase Cones for Events – Will Order Cones.
9. Parks Inspections and Repairs – Completed.
10. Pool Umbrellas – Obtained proposal from McKenna.
11. Pool Shades – In process.

### **Homeowner Forum**

There were several property owners in attendance. Several issues were discussed including but not limited to landscaping in common areas and using more drought and freeze tolerant plants and the addition of a pickleball court in the basketball court area.

### **Next Meeting Date**

The next meeting date is scheduled for September 9, 2024.

### **Adjournment of Open Session**

With no further business to discuss, Director Marion adjourned Open Session at 8:36 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 8:37 p.m.

### **Homeowner Appeals**

No appeals.

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

Board reviewed the 20240730 Legal Status Report.

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

Board reviewed the 20240730 AR Collection Report.

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

No report.

### **Executive Session Adjournment**

At 8:52 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 8:52 p.m.

### **Homeowner Appeals**

No action taken.

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

The Board unanimously approved escalating Accounts 2910302007 & 2911301021 for legal enforcement on uncured deed violations as noted on the 20240807 Deed Restrictions Enforcement Report.

### **Meeting Adjournment**

With no further business to discuss a Director Marion called a Motion to adjourn; Motion was seconded; Motion carried at 8:53 p.m.

  
Sara Marion (Oct 3, 2024 13:37 CDT)

Village Creek Community Association, Inc.

10/03/2024

Date