

Village Creek Community Association, Inc.
Board Meeting Minutes
September 9, 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 September 9, 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:

Sara Marion – President
Robert Presson – Vice President
Jose Alvarado – Treasurer
Jennifer Geary – Secretary

NOT IN ATTENDANCE

Craig Goralski - Director

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 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 August 12, 2024, Board Meeting; Motion carried.

Vendor Reports

Landscape – Darren Garza with LEI was in attendance to address the Board and provide updates on several landscaping and irrigation issues.

Pool – Luke Fiser with Aquatic Management was in attendance. He will be getting with the Board about end of Summer repairs to be completed in the off season.

Lake – N/A

Committee Reports

ARC Committee - Steve Winter reported receiving four ARC applications. Fences, generator installation and roof were among all reviews.

Other Committee Report – Director Alvarado stated there are no upcoming food trucks scheduled.

Financial Report – The August 31, 2024 financial was presented to the Board for review. There was \$757,822.24 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

Alicia presented the Announcement of Decisions Made Between Meeting:

- Approved Capital Flags - \$3,998.76 for two new flag poles
- TexServ Estimate #316 - \$1,440 to replace 12 GFCI plugs in pool area
- Zodicus Group Estimate #1160 - \$3,010.00 to replace the fence around the old lake pump equipment

The Board stated the surveys went out last month to the community regarding adding back Committees and the consensus was the homeowners would like to see them. The Board unanimously approved continuing the discussion about adding back committees.

The Board discussed social media website access and determined both Sara and Jose have access to the Facebook account and will continue to monitor and answer questions there.

The Board unanimously approved tabling the decision about website hosting for now.

Director Presson informed the Board he reached out to MUD 5 and he is currently awaiting a phone call back. They refused to install the concrete fence so another option will need to be discussed and approved.

Additional Business – No additional business.

Open Action Item

1. Pool Umbrellas – In process
2. Flagpole Installation Proposal – In process
3. Landscape Updates Remaining from 2021 and 2022 freeze damage. In Process.
4. Additional Cameras at Pool House. In process
5. Pool Umbrellas – Obtained proposal from McKenna.

6. Pool Shades – In process.

Homeowner Forum

There were several property owners in attendance.

Next Meeting Date

The next meeting date is scheduled for October 14, 2024.

Adjournment of Open Session

With no further business to discuss, Director Marion adjourned Open Session at 7:50 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 7:51 p.m.

Homeowner Appeals

No appeals.

Review of Legal Status Report

The Board reviewed the 20240831 Legal Status Report. No action was taken.

Review of Collections Report and Enforcement Actions

The Board reviewed the 20240831 AR Collection Report. No action was taken.

Review of Deed Violations Report and Enforcement Actions

No report.

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 Director Marion called Open Session back to order at 8:04 p.m.

Homeowner Appeals

No action taken.

Board Vote of Collection and Deed Enforcements and Homeowner Appeals

The Board unanimously approved placing a moratorium on re-sodding lawns until the Spring 2025.

Meeting Adjournment

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


Sara Marion (Oct 22, 2024 01:48 CDT)

22/10/2024

Village Creek Community Association, Inc.

Date






September Approved Minutes

Final Audit Report

2024-10-22

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