

Village Creek Community Association, Inc.
Board Meeting Minutes
October 14, 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 October 14, 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
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 September 9, 2024, Board Meeting with corrections; 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. Darren stated they would be starting the winter schedule next week.

Pool – Luke Fiser with Aquatic Management was in attendance. The Board discussed possibly changing from two visits in the winter to just once per week as well as adding an adult lifeguard to be able to keep the pool open longer.

Lake – The area by the outfall is continuously developing trash build up. Alicia

will reach out to the lake management company and report this.

Committee Reports

ARC Committee - Steve Winter reported receiving four ARC applications which were approved and three were denied.

Other Committee Report – Director Alvarado stated there is a food truck for this Saturday – it will be burgers and fries.

Financial Report – The September 30, 2024 financial was presented to the Board for review. There was \$638,437.04 in operating cash, \$272,775.21 in reserve funds, \$58,324.16 in account receivables, \$24,608.34 in other assets, totaling \$994,144.75 in assets.

Business

Alicia presented the Announcement of Decisions Made Between Meeting:

- Approved LEI Irrigation Repairs - \$3,070.00
- Approved Progressive Electric to Install New Lights at Back Monument - \$3,835.00
- Approved Houston Tree Team to Remove Stumps & Dead Trees in the Community - \$2,650.00
- Approved Holy Christmas to install holiday decorations - \$2,748.00

The Board reviewed the preliminary 2025 budget and unanimously approved tabling the decision until the November meeting.

The Board requested Alicia obtain bids for website hosting.

The Board reviewed a bid from McKenna Contracting to replace a damaged shade structure & several umbrellas as well as replace two damaged cables on the splash pad shade structure. The Board would like Alicia to check on the approved proposals as they believe one of these has already been approved. Decision tabled.

The Board reviewed a proposal for mosquito fogging from Cypress Creek Pest Control for 2025 and unanimously approved the contract with no increase.

Additional Business – No additional business.

Open Action Item

1. Landscape Updates Remaining from 2021 and 2022 freeze damage. In Process.
2. Pool Umbrellas – Obtained proposal from McKenna.
3. Pool Shades – In process.
4. Back Monument Lighting – In Process
5. Wooded Reserve Area Clean Out – In Process

Homeowner Forum

There were several property owners in attendance.

Next Meeting Date

The next meeting date is scheduled for November 11, 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 (Nov 13, 2024 13:27 CST)

13/11/2024

Village Creek Community Association, Inc.

Date






October Meeting Minutes

Final Audit Report

2024-11-13

Created:	2024-11-13
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