

Village Creek Community Association, Inc.
Board Meeting Minutes
November 11, 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 November 11, 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 6:31 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 October 14, 2024, Board Meeting without 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 not able to attend the meeting.

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 October 31, 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 - \$760.00
- Approved Houston Tree Team Wooded Reserve Clean Out - \$3,000.00
- Approved 4D Signworx New Antenna Replacement for LED Sign - \$2,850.00

A motion was made and seconded to approve the 2025 assessment rate with no increase; motion carried.

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 contract renewal from Lake Management 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 – will be completed this week
5. Wooded Reserve Area Clean Out – Completed

Homeowner Forum

There were several property owners in attendance.

Next Meeting Date

The next meeting date is scheduled for January 13, 2024.

Adjournment of Open Session

With no further business to discuss, Director Marion adjourned Open Session at 7:58 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 20241031 Legal Status Report. The Board reviewed a lawsuit request on Account number 2910602002. The Board unanimously decided to hold on filing the lawsuit.

Review of Collections Report and Enforcement Actions

The Board reviewed the 20241031 AR Collection Report. No action was taken.

Review of Deed Violations Report and Enforcement Actions

The Board reviewed the Enforcement Action Report dated November 7, 2024. No action was taken.

Executive Session Adjournment

At 8:27 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 8:27 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 8:28 p.m.



Sara Marion (Jan 17, 2025 17:57 CST)

Village Creek Community Association, Inc.

Jan 17, 2025

Date

Village Creek - Approved Minutes

Final Audit Report

2025-01-17

Created:	2025-01-17
By:	Alicia Newby Garcia (aliciag@crest-management.com)
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