

Village Creek Community Association, Inc.
Board Meeting Minutes
April 14, 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 April 14, 2025 at Valley Ranch Grill & Barbeque located at 22548 Texas 249 Access Road, Houston, TX 77070.

IN ATTENDANCE

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

Robert Presson – Vice President

Jose Alvarado – Treasurer

Jennifer Geary – 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 6:32 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 February 10, 2025, Board Meeting without corrections; Motion carried.

Vendor Reports

Landscape – Les Lightfoot was in attendance to provide an update on the landscaping. They are increasing the irrigation due to the hotter temperatures. Les also explained what was and was not included in the contract.

Pool – No report was provided.

Lake – No report was provided.

Committee Reports

ARC Committee – Steve Winter

Other Committee Report – Asha Hadley provided an update the Easter event that

took place this past weekend.

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 inject Pine trees for Pine Beetles for \$2,000, Approve LEI to remove Downed Tree Across from Old Splash Pad - \$200.00, Installation of Flag Pole Landscaping - \$663.60; The Board received Sara Marion and Craig Goralski's Board resignation.

The Board discussed appointing a homeowner to take over one of the two open positions on the Board. One position expires in 2025 and the other expires in 2027. The Board unanimously approved appointing Asha Hadley to take over Craig Goralski's position which expires in 2027.

The Board discussed setting the Board officer positions. The Board unanimously approved the following positions: Jose Alvarado – President, Robert Presson – Vice President, Asha Hadley – Secretary and Jennifer Geary – Treasurer.

Landscape Committee Discussion – The Board would like to have the landscape committee charter put on the website and in the newsletter to see who would be interested in joining.

Pickleball Discussion – The Board would like to have the pickleball bids so homeowners can vote on whether they would be interested in seeing a pickleball court be installed in the community.

Pool Area Shade Repair – The Board unanimously approved the bid provided from McKenna to replace the shade.

Kiddie Cushion Proposals - The Board unanimously approved the bid provided by Fun Abounds.

Annual Meeting Discussion – The Board would like to hold the meeting on the second Monday in July and would like to offer online voting through MailChimp.

Crest Contract Renewal – Alicia G. presented the Crest contract renewal to the Board for discussion and approval noting the contract will increase by \$45 per month. The Board unanimously approved the contract renewal.

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 tree issues – there are a lot of dead pines along the walking trails and behind homes, possibility of a dog park installation, basketball goal and landscaping

Next Meeting Date

The next meeting date is scheduled for May 12, 2025.

Adjournment of Open Session

With no further business to discuss, Director Alvarado adjourned Open Session at 7:54 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 7:45 p.m.

Homeowner Appeals

N/A

Review of Legal Status Report

The Board reviewed the 20250331 Legal Status Report. The Board unanimously approved holding on filing the two collection lawsuits until the homeowner owes three years of assessments.

The Board unanimously authorized filing a deed restriction lawsuit on Account Number 2910901001.

Review of Deed Violations Report and Enforcement Actions

The Board reviewed the Enforcement Action Report dated April 4, 2025 and unanimously approved turning the following accounts over to the attorney – Account Number 2910902007.

Executive Session Adjournment

At 8:11 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 8:11 p.m.

Board Vote of Collection and Deed Enforcements and Homeowner Appeals
N/A

Meeting Adjournment

With no further business to discuss a Director Alvarado made a Motion to adjourn; Motion was seconded; Motion carried at 8:11 p.m.



Village Creek Community Association, Inc.

05/17/2025

Date






Village Creek April Minutes

Final Audit Report

2025-05-17

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