

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF WILLIAMSBURG SETTLEMENT MAINTENANCE ASSOCIATION, INC. - October 18, 2022

A meeting of the Board of Directors of the Williamsburg Settlement Maintenance Association, Inc. was held on Tuesday, October 18, 2022, at 6:00 PM. at the Williamsburg Settlement clubhouse, 1602 Hoyt, Katy, Texas 77449.

ATTENDANCE

- Board Members present were Heather Colkos, Niki Dillon, Lance Gordon, Shelley Morales, Chuck O'Connor, and Bill Petry. Dave Ellis was absent.
- Also, in attendance was Cindy B., CMCA, AMS, representing Crest Management.
- With a quorum being established, the meeting was called to order at 6:02 PM.

SECRETARY REPORT – APPROVAL OF MINUTES

The minutes from the September 20, 2022, Board meeting were presented, and a motion was made, seconded, and unanimously carried to accept the minutes without change.

HOMEOWNER CONCERNS

There were no homeowners in attendance this month's meeting.

COMMITTEE REPORTS

Welcoming of New Residents – Cindy B. reported that since the report presented at the September meeting, two new residents have been added to the welcoming list, and both still need to be visited. A copy of the report was provided in the Board packets.

FINANCIAL REVIEW

Dave Ellis presented a report of the August 31, 2022, financials. As of this date, the money in the bank totaled In Dave Ellis' absence, Bill Petry presented a report of the September 30, 2022, financials. As of this date, the money in the bank totaled \$894,277.33. This figure includes checking and Account Registry CDs (CDAR)s which together constitute the funds required to cover both operating expenses and the necessary reserve to fund maintenance and replacement of the Association's capital assets. The delinquency total as of September 30, 2022, was \$36,753.09.

OLD BUSINESS

Pool Slide Proposal Status – Bill Petry stated that he had not researched area pools with slides in 4 feet of water. Bill stated he was informed that slides should have a clearance of at least 4 ½ feet, but most pools have them installed at 4 feet of water. Bill requested to table the discussion until there is a full board present at a board meeting to fully discuss on whether the Board wishes to proceed with researching this project. Other board members did inquire whether or not an additional lifeguard would be needed at the location of the slide and how much would the slide add to the insurance premium.

NEW BUSINESS

Crest Contract – A copy of the renewal of the existing Crest contract, with no increase in price, was provided in the Board packets. After review, a motion was made, seconded, and carried to approve the Crest Administrative Contract at \$2,500 per month.

Christmas Event – Community Events had been placed on hold until a full board was in place to help with the tasks. Now that a full board has been achieved, Heather Colkos inquired on the Board's interest to have a Christmas event. Cindy B. stated that the Association annually held the decorating contest but would look into what was done in the past in the Big Room.

ADJOURNMENT TO EXECUTIVE SESSION

With no further business to come before the Board, the meeting was adjourned into executive session at 6:20 PM.

Delinquencies – Three accounts remain on the trash suspension list.

Deed Restriction Enforcement – Cindy B. reviewed the Enforcement Action Report with the Board. After review, the Board approved sending account 2530318037 to the Association attorney for enforcement.

Attorney Action Report – There was no Attorney Action Report to review this month.

Architectural Review Committee – A copy of the Exterior Modification Report was provided in the Board packets. The Board discussed the role of the ARC Committee.

ADJOURNMENT

There were no homeowners present to hear a summary of the executive session therefore, the next meeting will be held on November 15, 2022.

With no further business to come before the Board, the meeting was adjourned at 6:50 PM