

## MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF WILLIAMSBURG SETTLEMENT MAINTENANCE ASSOCIATION, INC. - FEBRUARY 21, 2023

A meeting of the Board of Directors of the Williamsburg Settlement Maintenance Association, Inc. was held on Tuesday, February 21, 2023, at 6:00 P.M. at the Williamsburg Settlement clubhouse, 1602 Hoyt, Katy, Texas 77449.

### ATTENDANCE

- Board Members present were Heather Colkos, Dave Ellis, Lance Gordon, Shelley Morales, Chuck O'Connor, and Bill Petry. Niki Dillon 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 6:00 P.M.

### SECRETARY REPORT – APPROVAL OF MINUTES

The minutes from the January 17, 2023, Board meeting were presented, and a motion was made, seconded, and unanimously carried to accept the minutes without change.

### HOMEOWNER CONCERNS

There were 8 homeowners in attendance at this month's meeting. Most were there to observe and discuss security, two were there for a denied EMR hearing.

### COMMITTEE REPORTS

**Welcoming of New Residents** – Dave Ellis reported that since the report presented at the January meeting, two new residents have been added to the welcoming list, however they had not been visited yet. A copy of the report was provided in the Board packets.

### FINANCIAL REVIEW

Dave Ellis presented a report of the January 31, 2023, financials. As of this date, the money in the bank totaled \$1,232,423.26. 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 January 31, 2023, was \$147,067.70.

### OLD BUSINESS

**Pool Slide Proposal Status** – Bill Petry stated that there was nothing new to report on this subject and as not all Board members were present the possible installation of a slide at the pool will again be tabled pending a decision as to whether to proceed with this project.

**Clubhouse Cleaning** – Bill Petry stated that in response to the discussion at last month's meeting clubhouse was recently deep cleaned by Westside Maids at a cost of \$400. After a discussion, a motion was made, seconded, and carried to approve having Westside Maids clean the clubhouse once a month at a rate of \$160.

### NEW BUSINESS

**License Plate Reading (LPR) Cameras at Entrances** – Joshua Post with SentiForce was in attendance to present details of its Raven system as has been presented to MUD 62 and to answer homeowner questions regarding the possibility of installing LPR cameras at our five entrances. MUD 61 had previously discussed such a project and had been advised by its legal counsel of some FOIA issues that might cause concerns. MUD 62 has not yet fully addressed all such issues and the next step would be for it to collaborate with MUD 61, which currently manages security for both MUDs, and have both MUD's legal representatives reach agreement on the practicality of installing the proposed system. If deemed legally possible, and both MUD boards approve the project, the HOA will be happy to enter discussions regarding how this project could be managed and funded for the benefit of Settlement residents.

The monthly cost to operate all five locations would be in the order of \$2,500.

**Basketball Goal Backboard Replacement** – A copy of Dave Ellis' email was provided in the Board packets, discussing the replacement of the basketball goal backboard which is badly deteriorated. After a discussion, the Board agreed to replace the backboard for \$799, and for Dave to obtain a quotation for its professional installation.

**Leafguard Gutters on Rear of Clubhouse** – A copy of Dave Ellis' email was provided in the Board packets, discussing the proposal from Leafguard. After a discussion, the Board agreed that \$4,993 quoted was too high for less than 50 feet of gutter. Bill Petry stated he would obtain additional pricing for gutters to be installed by other companies.

**2023 Mosquito Fogging Contract** – A copy of Dave Ellis' email was provided in the Board packets, along with the contract renewal. After review, a motion was made, seconded, and carried to approve the 3-year agreement, at a fixed rate of \$73 per visit (subject to fuel escalation should this become necessary), and increased visits from 32 to 34. Cindy B. stated she would complete the contract renewal online on behalf of the Board.

**Christmas Lights Judging Protocol** – Lance Gordon discussed with the Board that homeowners who are busy during the week, do not have enough time to drive the neighborhood to view the Top 10 homes chosen by the Committee before they cast their vote. Lance requested that homeowners have additional time to drive, such as the weekend before announcements of the winners. This will be considered when scheduling this year's program.

**2023 Community Events** – A copy of Heather Colkos' email was provided in the Board packets, laying out her plan for this year's community events. Heather stated that she is recommending that we hold various events throughout the year to encourage community togetherness. After a discussion of her ideas, the Board approved her proposal subject to limiting the expenditure to the \$3,500 included in the budget for these activities, and she was asked to make the necessary bookings to ensure the Big Room would be reserved on the required dates.

### ADJOURNMENT TO EXECUTIVE SESSION

With no further business to come before the Board, the meeting was adjourned into executive session at 7:30 P.M.

**Delinquencies** – Three accounts remain on the trash suspension list.

**Approval to File Deed Restriction Lawsuit on Account 2530319018** – A copy of the authorization was provided in the Board packets. After review, a motion was made, seconded, and carried to approve the authorization for lawsuit.

**Deed Restriction Enforcement** – Cindy B. reviewed the Enforcement Action Report with the Board. After review, a motion was made, seconded, and carried to approve sending account 2530315023 to the Association attorney for enforcement.

**Denied EMR Hearing for Account 2530317032** – Homeowners were present to address the Board. In a following review the Board upheld the ARC Committee denial of the submitted EMR and agreed on the modifications that the resident would have to make to result in a solution that would be acceptable to the Board.

**Attorney Action Report** – Cindy B. reviewed the Attorney Action Report with the Board. There was no action to be taken this month.

**Architectural Review Committee** – A copy of the Exterior Modification Report was provided in the Board packets.

### ADJOURNMENT

There were no homeowners present to hear a summary of the executive session. The next meeting will be held on March 21, 2023.

With no further business to come before the Board, the meeting was adjourned at 8:02 P.M.