

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

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

ATTENDANCE

- Board Members present were Dave Ellis, Lance Gordon, Shelley Morales, Chuck O'Connor, and Bill Petry. Heather Colkos and Niki Dillon were 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 February 21, 2023, Board meeting were presented, and a motion was made, seconded, and unanimously carried to accept the minutes without change.

HOMEOWNER CONCERNS

There were 2 homeowners in attendance at this month's meeting who were there to observe.

COMMITTEE REPORTS

Welcoming of New Residents – Dave Ellis reported that since the report presented at the February meeting, three new residents have been added to the welcoming list. A copy of the report was provided in the Board packets.

FINANCIAL REVIEW

Dave Ellis presented a report of the February 28, 2023, financials. As of this date, the money in the bank totaled \$1,239,783.31. 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 February 28, 2023, was \$109,778.53.

OLD BUSINESS

Decisions approved by email vote since the last meeting

- Approval of installation of new basketball goal backboard by Tradition Outdoor Living in the amount of \$125.
- Approval of the purchase of gutters for rear of clubhouse by LeafGuard in the amount of \$3,500.
- Dave Ellis reported that both projects have been completed.

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 until additional interest to proceed with this project is presented to the Board.

Community Events – Since Heather Colkos was absent, Dave Ellis reported that Heather has created a SignUpGenius invitation for Settlement residents who wish to attend the April 8 Easter Egg Hunt and Social. She has several volunteers to help in the management of this event and she will be contacting local donut shops inquiring about possible donut donations.

NEW BUSINESS

Approval of April Members Meeting and Pool Memo Documents – Copies of the documents were provided in the Board packets. After review, a motion was made, seconded, and carried to approve the documents as presented. Cindy B. stated that the mailout will be on Monday, March 27th.

Texas State Code Unattended Pool Age Requirement – A copy of the email from A-Beautiful Pools was provided in the Board packets informing the Board of the State code requiring that persons under the age of 14 must not be in the pool without adult supervision. This State code impacts the Association's current signage at the pool, which the Board approved replacing to adhere to the State requirements as compliance will be monitored by County inspections.

Installation of Shrubbery to Hide Irrigation Risers at Cul-de-sacs – Bill Petry informed the Board that he will be discussing with our landscaping company the installation of shrubbery to shield the irrigation risers installed in the cul-de-sacs located in the MUD 61 service area to prevent damage from children playing in the common space. Bill stated that when he obtains a proposal he will seek Board approval via email.

ADJOURNMENT TO EXECUTIVE SESSION

With no further business to come before the Board, the meeting was adjourned into executive session at 6:33 P.M.

Delinquencies – Three accounts remain on the trash suspension list.

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 accounts 2530315015 and 2530313070 to the attorney for enforcement if the violations have not been cured by the next inspection.

Status of Denied EMR Hearing for Account 2530317032 – The Board noted that the agreed upon modifications have not yet been completed and requested that Cindy B. follow up with the homeowners regarding the status. Cindy stated that she would provide the Board with the residents' response via email.

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 provided in the Board packets was reviewed.

ADJOURNMENT

There were no homeowners present to hear a summary of the executive session. The next meeting will be the Annual Meeting of Members to held at the clubhouse on **April 18, 2023** beginning at 7:00 pm following a 30 minute registration period.

With no further business to come before the Board, the meeting was adjourned at 6:46 pm.