

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF WILLIAMSBURG SETTLEMENT MAINTENANCE ASSOCIATION, INC. - May 16, 2023

A meeting of the Board of Directors of the Williamsburg Settlement Maintenance Association, Inc. was held on Tuesday, May 16, 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, Sachie Etherington, James Kelley, Chuck O'Connor, and Bill Petry. Lance Gordon 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.

APPROVAL OF MINUTES

The minutes from the April 18, 2023, Annual meeting were presented, and a motion was made, seconded, and unanimously carried to accept the minutes without change.

HOMEOWNER CONCERNS

There were 7 homeowners in attendance at this month's meeting who were there to observe, discuss community and homeowner maintenance.

COMMITTEE REPORTS

Welcoming of New Residents – Sachie Etherington reported that since the report presented at the April meeting, two 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 April 30, 2023, financials. As of this date, the money in the bank totaled \$1,220,629.64. 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 April 30, 2023, was \$62,916.29.

OLD BUSINESS

DECISIONS APPROVED BY EMAIL VOTE SINCE THE LAST MEETING

1. Approval of Reconstitution of Welcoming Committee. Heather Colkos and Sachie Etherington agreed to take over the Committee.
2. Approval of Recreation Area Tree Trimming bid in the amount of \$5,800 by JJ Garcia Tree Services.

NEW BUSINESS

Leadership Brief – Texas 2023 Legislative Session – By Judith McGlaughlin – Judith McGlaughlin attended the meeting to discuss her initiative called One Creek West which is a coalition of neighborhoods bound by shared needs and shared information, a united voice for Communities in the Addick's Watershed. Copies of the Judith's presentation material were provided in the Board packets.

License Plate Reading Cameras (LPC)s at Entrances – Now that MUD 62 has agreed with MUD 61 that due to Freedom Of Information Act (FOIA) concerns it could not guarantee the confidentiality of captured images, the only way an LPR system could be securely operated at Settlement entrances would be if it was managed and funded by the HOA which is not subject to the FOIA. After a discussion, the Board voted in favor of proceeding with a cost versus benefit analysis including the security versus privacy tradeoff of such an installation. The results of this study will be shared with our residents to collect opinions of all interested parties before any implementation decision is made. Heather Colkos and Sachie Etherington will lead this study and report back to the Board.

Feral Cat Problem – Several homeowners and Board members discussed the problems posed by the increasing number of feral cats in the subdivision. Although the Board recognizes the strong feelings felt by many on this subject, the HOA's Governing Documents do not include specific authority that could be effective in handling it. The principal enforcement responsibility rests with Harris County so this is the agency to which homeowners will need to continue to log their complaints. However, the Board will give some thought as to what, if any, action it could take to discourage residents from harboring these animals.

Community Events – Heather Colkos stated she has events planned throughout the year and will discuss them with the Board accordingly. Heather stated she was looking into having a Splash Day.

Replacement of Light on Side of Clubhouse and Pool Facing Lights on Car Park Lamp Pole – Dave Ellis sought approval to replace the failed light on the car park side of the clubhouse in the amount of \$550, and to replace the pair of quartz lamps on one of the car park lamp poles at a cost of \$675. All replacements will be LED fixtures. A motion was made, seconded, and carried to approve these replacements.

ADJOURNMENT TO EXECUTIVE SESSION

With no further business to come before the Board, the meeting was adjourned into executive session at 7:35 P.M.

Delinquencies – Sixteen 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 account 2530313070, which has two violations open, to the attorney for enforcement.

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 held at the clubhouse on **June 20, 2023**.

With no further business to come before the Board, the meeting was adjourned at 8:00 PM