

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF WILLIAMSBURG SETTLEMENT MAINTENANCE ASSOCIATION, INC. - June 20, 2023

A meeting of the Board of Directors of the Williamsburg Settlement Maintenance Association, Inc. was held on Tuesday, June 20, 2023, at 6:00 P.M. at the Williamsburg Settlement clubhouse, 1602 Hoyt, Katy, Texas 77449.

ATTENDANCE

- Board Members present were Dave Ellis, Sachie Etherington, James Kelley, Chuck O'Connor, and Bill Petry. Heather Colkos and Lance Gordon 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 6:03 PM

SECRETARY REPORT - APPROVAL OF MINUTES

The minutes from the May 16, 2023, Board meeting were presented, and a motion was made, seconded, and unanimously carried to accept the minutes without change.

HOMEOWNER CONCERNS

There were 4 homeowners in attendance at this month's meeting who were there to observe, and to hear the discussion of license plate reading cameras at the entrances.

COMMITTEE REPORTS

Welcoming of New Residents – Sachie Etherington reported that since the report presented at the May 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 May 31, 2023, financials. As of this date, the money in the bank totaled \$1,183,892.55. 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 May 31, 2023, was \$46,276.80.

OLD BUSINESS

DECISIONS APPROVED BY EMAIL VOTE SINCE THE LAST MEETING

Approval of Annual Insurance Renewal

License Plate Reading Cameras (LPC)s at Entrances – Sachie Etherington provided informational packets and prices of systems from both SentiForce and Flock Safety for the Board to review. After the presentation of information and some discussion the Board decided to table the discussion to provide time for it to review all the detailed information that was presented at which point a decision will be made as to whether to present a proposed system to the residents to solicit their comments.

Feral Cat Problem – Last month, several homeowners and Board members discussed the problems posed by the increasing number of feral cats in the subdivision. It was concluded that the principal enforcement responsibility rests with Harris County Public Health Department. This is the agency to which homeowners will need to continue to log their complaints.

NEW BUSINESS

2024 Budget Planning – A copy of some candidate 2024 projects was provided in the Board packets. The Board reviewed the list in open session and gave approval for Dave Ellis to obtain bids to upgrade the tennis court, basketball court, and car park lights to LEDs. Dave recommended excluding the volleyball court lights at this time as they are very rarely used. Also on the list were replacement of the concrete furniture at the tennis courts, the lifeguard stands at the pool as well as repairs to portions of the concrete path to playground area. Dave recommended that a committee of Board members look at these potential projects and present recommendations to the full Board.

Dave's other recommendation was to have the restrooms and clubhouse hallways repainted. Bill Petry volunteered to obtain some bids on both the painting and concrete repairs for the Board's consideration.

The remaining potential items on the list were the license plate reading cameras at the entrances, which had already been addressed earlier in the meeting, and the installation of a slide at the pool. This project had been considered and then tabled earlier in the year. After some discussion, because of limited space on the pool deck and a lack of sufficient interest, the Board decided to no longer consider this project.

Community Events – Heather Colkos was absent, however Dave Ellis stated that the next event the Committee is planning will be a Car Show, scheduled for August 12th.

Control of Vegetation Damaging Perimeter Fence – A copy of Bill Petry's email and referenced photos were provided in the Board packets. After a discussion, the Board requested that Crest Management send three homeowners demand letters requiring them to remove their backyard vegetation which is growing onto and damaging the Association maintained fence.

Review of Tree Trimming, Tree Removal, and Gatwick Bush Planting Quotes – A copy of Bill Petry's email was provided in the Board packets. Bill Petry quoted the price for Juan Garcia to trim the three large oak trees on Carters Grove at \$1,200, and \$900 to remove and grind the stump down of the pine tree by the basketball goal. Sachie Etherington volunteered to obtain two additional quotes for the Board's review. Regarding the replacement of the dwarf yaupons at Gatwick, JMAS Landscaping quoted \$808.75. After a discussion, the Board stated they would all review the area and take an email vote.

ADJOURNMENT TO EXECUTIVE SESSION

With no further business to come before the Board, the meeting was adjourned into executive session at 7:04 P.M.

Delinquencies – Six accounts remain on the trash suspension list.

Delinquent Accounts to be Referred to Attorney for Collection – A copy of the list was provided in the Board packets. After review, a motion was made, seconded, and carried to approve sending accounts 2530207011, 2530207014, 2530104016, and 2530102006 to the Association attorney for collections.

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 all listed accounts 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 July 18, 2023.

With no further business to come before the Board, the meeting was adjourned at 7:34 P.M.