

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF WILLIAMSBURG SETTLEMENT MAINTENANCE ASSOCIATION, INC. - JUNE 21, 2022

A meeting of the Board of Directors of the Williamsburg Settlement Maintenance Association, Inc. was held on Tuesday, June 21, 2022, at 5:30 P.M. at the Williamsburg Settlement clubhouse, 1602 Hoyt, Katy, Texas 77449.

ATTENDANCE

- Board Members present were Niki Dillon, Dave Ellis, Lance Gordon, Bill Petry, and Shelley Morales. Heather Colkos 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 5:30 P.M.

SECRETARY REPORT – APPROVAL OF MINUTES

The minutes from the May 17, 2022, Board meeting were presented, and a motion was made, seconded, and unanimously carried to accept the minutes without change.

HOMEOWNER CONCERNS

There were eight homeowners in attendance at this month's meeting. Most were there to observe. Others discussed topics such as the ARC Committee, deed restrictions, cessation of voting at the clubhouse, the new fiber optic cables being installed in our neighborhood by Consolidated Communications and requests for possible enhancements to the pool and bathrooms.

COMMITTEE REPORTS

Welcoming of New Residents – Nick Damian and Dave Ellis reported that since the report presented at the April meeting, three new residents have been added to the welcoming list and will shortly receive visits. A copy of the report was provided in the Board packets.

FINANCIAL REVIEW

Dave Ellis presented a report of the May 31, 2022, financials.. As of this date, the money in the bank totaled \$1,032,108.53. 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, 2022, was \$43,198.10.

OLD BUSINESS

Decisions approved by email vote since the last meeting - Approval of insurance renewal in the amount of \$21,723.00. The final invoice for \$382 covering the Workers' Compensation policy just arrived on the morning of the meeting and was also approved by the Board.

Hike and Bike Trail Easement Request – After a discussion, the Board stated they would grant approval to Harris County for an easement on property that is owned by the Association along Colonial Parkway from the Christopher Wren entrance west to the bridge crossing Mason Creek. Floyd Ball, an MUD 61 director who was present at the meeting, volunteered to inform Gregg Nady and work on the agreement for the Board to review and sign.

Decision for Authorization to Foreclose – A copy of the authorization was provided in the Board packets. After the Board was able to review correspondence from the attorney's office and discuss the homeowner's lack of action to remedy their delinquency, a motion was made, seconded, and carried to approve the authorization to proceed with the foreclosure process.

Accounts to be Referred to the Attorney for Collections – A list of the candidate accounts to be turned over to the Attorney for collection was provided in the Board packets. After review, a motion was made, seconded, and carried to approve this action for accounts 2530213028, 2530315023, 2530318037, 2530212048, and 2530211013.

NEW BUSINESS

Pending Electricity Contract Renewal – The Association's current 5-year electricity contract will expire on the mid-August meter read date. As the renewal rates will be considerably higher than we are currently paying, Dave had requested preliminary rates and optional terms from our broker, Mike Harrington of American Elenerpower, so that the Board could consider its options. An email conveying this information was provided in the Board packets. After a brief discussion, the Board stated that it would exchange views via email during the coming month so that it would ready to approve a renewal contract at its July meeting.

Community Events – Due to Heather's absence, this topic was tabled.

Donation to CAI Texas Legislative Action Committee – A copy of the email request from Cindy B. was provided to the Board. Legislative Action Committees (LACs) are diverse groups of homeowner leaders, community managers, and representatives from community association business partners which provide perspective to legislators on how proposed legislation could impact people living and working in community associations. They volunteer countless hours to track legislation, give HOAs a voice with legislators, and keep them informed and involved if problematic legislation is introduced, or beneficial legislation needs HOA support. Cindy B. stated the Association's contribution is critical in helping the LACs fulfill their advocacy mission. At minimum, Cindy B. requested that the Association donate \$1 per door, totaling \$763. A motion was made, seconded, and carried to approve a donation of this amount.

2021 Audit – Dave Ellis stated that he had reviewed the draft audit performed and submitted by Elaine Combs, our CPA, and recommended to the Board that it be approved. A motion was made, seconded, and carried to approve the 2021 audit.

ADJOURNMENT TO EXECUTIVE SESSION

With no further business to come before the Board, the meeting was adjourned into executive session at 6:37 P.M.

ACC Hearing for Account 2530319004 – The homeowner was unable to attend the hearing himself due to being tested positive for Covid, however his uncle, Ty Nguyen, was present on his behalf. After the hearing, the Board stated that the denial stands. Formal correspondence will be provided through Crest Management's office.

ACC Hearing for Account 2530210060 – Homeowners were present to address the Board. After a review and discussion, the Board overturned the ARC Committee's denial. Formal correspondence will be provided through Crest Management's office.

Delinquencies – Eight 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 accounts 2530213015 and 2530319004 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 was provided in the Board packets.

ADJOURNMENT

There were no homeowners present to hear a summary of the executive session therefore, the next meeting will be held on July 19, 2022.

With no further business to come before the Board, the meeting was adjourned at 7:36 PM.