

**MINUTES OF THE
MEETING OF THE BOARD OF DIRECTORS OF
WILLIAMSBURG SETTLEMENT MAINTENANCE ASSOCIATION, INC.
MAY 19, 2026**

A meeting of the Board of Directors of the Williamsburg Settlement Maintenance Association, Inc. was held on Tuesday, May 19, 2026, at 6:00 P.M. at the Williamsburg Settlement clubhouse, 1602 Hoyt, Katy, Texas 77449.

ATTENDANCE

Board Members present were John Martin, Bill Petry, James Kelley, Matt Zimmermann, Heather Colkos and Dave Ellis Sachie Etherington was absent. Also in attendance was Maggie M., CMCA, AMS, representing Crest Management.

With a quorum being established, the meeting was called to order at 6:02 PM.

SECRETARY REPORT – APPROVAL OF MINUTES

The minutes of the April 21, 2026, meeting were presented, and a motion was made, seconded, and unanimously carried to accept the minutes without change.

HOMEOWNER CONCERNS

No homeowners were present.

COMMITTEE REPORTS

Welcoming of New Residents – One new resident has been added since last month's report.

FINANCIAL REVIEW

Dave Ellis presented a report of the April 30, 2026, financials. As of this date, the money in the bank totaled \$1,496,550.37. 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 total delinquency as of April 30, 2026, was \$77,738.83.

HEARINGS

- A. **Acct. 2530312012** – Paint Denial – The brick home was previously painted blue prior to the ARC Guidelines 2022 revision which prohibits the painting or any other application that changes the appearance of a home's brickwork. The new owners, not knowing of the current restrictions, repainted the home white without prior approval. As the brickwork was already painted, the board granted a variance to allow the color change. However, the homeowners have been advised that any area where the original blue paint is bleeding through will need to be repainted.
- B. **Acct. 2530214011** – Fence Denial – The homeowner installed two new sections of fence using pine pickets. The homeowner stated that he didn't think he needed to submit this for approval since it was only two short sections and he was replacing with what he believed to be the same materials. The Board has granted a variance to allow the pine pickets with the condition that he stain them with a clear cedar color stain.

OLD BUSINESS

A. Report on Status of ongoing Projects:

- a. Replacement of Entrance Flags – As part of its "Operation Old Glory" program, Comcast has replaced the deteriorating US flags at our entrances, and some of our Scout troops have replace the Texas flags with ones from the Texas Legislature provide to the Association by Representative Schofield.

- b. New frames for the pool picnic tables have been obtained from the table supplier without charge due to the corrosion of the original bases. These will be installed next week.
- B. 2026 Community Events:** A Chili Cook-off event will be held on June 13, 2026, from 11 am – 1 pm at the pool.

NEW BUSINESS

- A. Consider and Vote on Deed Restriction Enforcement Actions** – There was no report for this month.
- B. Consider and Vote on Approval of New Trash Contract** – The Board reviewed and discussed the bids received for trash services to the community following expiration of the existing contract on June 30. Competitive bids were solicited from four trash companies. Texas Pride Disposal gave two options, one with a fixed monthly price and one in which the monthly price would vary based on the current price of diesel fuel. Both bids were more competitive than the others received. On all bids, the monthly fee increases each year based on the CPI.

After much discussion a motion to accept the Texas Pride Disposal fixed monthly fee bid for a 5-year term was made and carried.
- C. Insurance discussion** – Dave Ellis presented the costs of renewing the Association's 2026/2027 insurance policies as compared to the previous year. After review and discussion, a motion to renew the policies as presented was made and carried.

ADJOURNMENT TO EXECUTIVE SESSION – With no further business to come before the board, the meeting was adjourned into executive session at 6:59 P.M.

Attorney Actions – Maggie M. reviewed the Attorney Action Report with the board. There was no action to be taken with accounts this month.

Delinquencies – Eleven accounts are on the trash suspension list.

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

HEARING

- A. Acct. 2530210073** – Deed Restriction to store trailer out of public view. – The Tenant was present for the hearing; the homeowner was not. The Board stated that the trailer cannot be in public view. To be compliant with the Deed Restrictions, the homeowner can submit an EMR to install a privacy gate across the driveway to conceal the trailer, or the tenant can store the trailer at an off-site location.

ADJOURNMENT

There were no homeowners present to hear a summary of the executive session.

The next meeting will be the annual members meeting to be held at the clubhouse on June 16, 2026.

With no further business to come before the board, the meeting was adjourned at 7:56P.M.