MINUTES OF THE
MEETING OF THE BOARD OF DIRECTORS OF
WILLIAMSBURG SETTLEMENT MAINTENANCE ASSOCIATION, INC.
OCTOBER 20, 2026

A meeting of the Board of Directors of the Williamsburg Settlement Maintenance Association, Inc. was held on Tuesday, October 20, 2026, at 6:00 P.M. at the Clubhouse, located at 1602 Hoyt, Katy, TX 77499.

ATTENDANCE
Board Members present were Bill Petry, James Kelley. Sachie Etherington, John Martin, Matt Zimmernan and Dave Ellis. Heather Colkos 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 September 15, 2026, meeting were presented, and a motion was made, seconded, and unanimously carried to accept the minutes without change.

HOMEOWNER CONCERNS
Three homeowners were present to discuss some deed restrictions and security issues.

GUESTS
Steven Rabb with Sweetwater Pools, the Association's current pool maintenance company, was present. The Board discussed some concerns about this year's pool season. Main concerns were regarding the lifeguards, their duties, the attention to patrons, and arrival time. A follow-up with a pre-season meeting with Sweetwater and the lifeguards will be scheduled prior to the 2027 pool swim season.

COMMITTEE REPORTS
Welcoming of New Residents – 3 new residents since the last report, no welcome packets have been presented yet.

FINANCIAL REVIEW
Dave Ellis presented a report of September 30, 2026, financials. As of this date, the money in the bank totaled $1,271,418.48. 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 September 30, 2026, was $60,797.40.

OLD BUSINESS

A. Decisions approved by email vote since the last meeting:
   a. Holiday lights installation by the current vendor at a cost of $2,000 was approved.

B. Status of Ongoing Projects
   a. Clubhouse hallway floor repair by GS Construction at a cost of $400 was approved.
   b. Matt Zimmerman noted on his recent inspection of the playground that a specialized screw was missing from the play structure. He reported that he has located a replacement and the tool required to install it and is awaiting delivery from the manufacturer.
   c. Jim Kelly will take care of the rusted poles at both the pool and tennis court within the next few weeks.

NEW BUSINESS

A. Consider and Vote on Deed Restriction Enforcement Actions – The following accounts were voted and approved to send to the attorney for Legal Enforcement

2530206010– Store inoperable vehicle out of public view – white ford with flat tires

2530206010 – Store miscellaneous items out of public view to include both the front and sides of home.

2530206010 – Repair/replace broken garage door

2530318034 – submit an EMR for approval of structure at rear of home.

2530212048 –Define your flowerbeds and tree well by removing the weeds and adding mulch where needed.

2530211007- Store inoperable vehicle out of public view, maroon truck, expired tags.

2530211015- Submit an EMR for approval for tree removal.

ADJOURNMENT TO EXECUTIVE SESSION – With no further business to come before the board, the meeting was adjourned into executive session at 7:00 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 – Five accounts are on the trash suspension list.
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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 on November 17, 2026, at the Clubhouse.

With no further business to come before the board, the meeting was adjourned at 7:25P.M.