

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF WILLIAMSBURG SETTLEMENT MAINTENANCE ASSOCIATION, INC. - November 15, 2022

A meeting of the Board of Directors of the Williamsburg Settlement Maintenance Association, Inc. was held on Tuesday, November 15, 2022, at 6:00 P.M. at the Williamsburg Settlement clubhouse, 1602 Hoyt, Katy, Texas 77449.

ATTENDANCE

Board Members present were Dave Ellis, Lance Gordon, Shelley Morales, Chuck O'Connor, and Bill Petry.

- Heather Colkos and Niki Dillon 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 6:00 P.M.

SECRETARY REPORT – APPROVAL OF MINUTES

The minutes from the October 18, 2022, Board meeting were presented, and a motion was made, seconded, and unanimously carried to accept the minutes without change.

HOMEOWNER CONCERNS

There were 6 homeowners in attendance at this month's meeting. Most were there to observe, one was present for a hearing, one was present to discuss tennis court lighting and clubhouse restroom access, and one was there to discuss damage from the fiber optic installation.

COMMITTEE REPORTS

Welcoming of New Residents – Dave Ellis reported that since the report presented at the October meeting, two new residents have been added to the welcoming list and all new residents have now been visited. A copy of the report was provided in the Board packets.

FINANCIAL REVIEW

Dave Ellis presented a report of the October 31, 2022, financials. As of this date, the money in the bank totaled \$863,953.69. 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 October 31, 2022, was \$35,901.60.

OLD BUSINESS

Pool Slide Proposal Status – Shelley Morales reported that she found a slide at Memorial Parkway that can be used safely over a water depth of just 3 feet and 6 inches. However, Bill Petry requested that the discussion of the possible installation of a slide at our pool be tabled until at least January when hopefully there will be a full Board present and a decision can be taken as to whether or not to proceed with this project.

NEW BUSINESS

Community Events – In Heather Colkos's absence, Dave Ellis reported that Heather had intended to have a "Breakfast with Santa" event in December. But unfortunately the Big Room was already booked for the dates on which volunteers would have been available to help. Discussions for 2023 Community Events will commence next year.

ADJOURNMENT TO EXECUTIVE SESSION

ACC Hearing for Account 2530105015 – The homeowner was present to discuss the denial of the "after the fact" EMR regarding the construction of a fence on which treated pine pickets had been used. The Board agreed with the ARC Committee that the denial must stand. However, the Board stated that the homeowner need only replace the treated pine pickets that are exposed to the street replacing them with cedar pickets as required by the Architectural Guidelines. The treated pine pickets can remain on the remaining portion of the fence with does not impact the aesthetics of the subdivision. It was also reaffirmed that the requirement for cedar applies only to the pickets and not to the fence support structure.

Approval to File Lawsuits for Judicial Foreclosure on Accounts 2530315023 and 2530211013 – Copies of the authorizations were provided in the Board packets. After review, a motion was made, seconded, and carried to approve the filing of lawsuits on Accounts 2530315023 and 2530211013 for non-payment.

Delinquencies – Three accounts remain on the trash suspension list.

Deed Restriction Enforcement – Cindy B. reviewed the Enforcement Action Report with the Board. There was no action to be taken this month.

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. The Board does not meet in December; therefore, the next meeting will be held on January 17, 2023.

With no further business to come before the Board, the meeting was adjourned at 7:01 P.M