

MINUTES OF THE ANNUAL MEETING OF MEMBERS OF WILLIAMSBURG SETTLEMENT MAINTENANCE ASSOCIATION, INC AND THE FOLLOWING MEETING OF THE ASSOCIATION BOARD OF DIRECTORS - APRIL 19, 2022

The Annual Meeting of Member of the Williamsburg Settlement Maintenance Association, Inc. was held on Tuesday, April 19, 2022, at 7:00 P.M. at the Williamsburg Settlement clubhouse, 1602 Hoyt, Katy, Texas 77449.

ATTENDANCE

- Board Members present were Niki Dillon, Dave Ellis, Shelley Morales, and Bill Petry. Lance Gordon was absent.
- Also, in attendance was Jill R. and Cindy B., CMCA, AMS, representing Crest Management.
- A quorum was qualified by representation in person and/or by proxy of ninety-seven (97) members. With a quorum being established, the meeting was called to order at 7:00 P.M.

APPROVAL OF MINUTES

The minutes of the March 15, 2022, Board of Directors Meeting were presented, and after one correction, a motion was made, seconded, and unanimously approved to accept the minutes as written.

ELECTION OF DIRECTORS

The next item on the agenda was the election of three (3) directors. Two positions will each be for a three (3) year term and one position will be to fill one director vacancy which expires in 2024. There were two (2) candidates on the ballot, Heather Colkos and Lance Gordon. The floor was opened for nominations. There were no nominations from the floor and a motion was made, seconded, and unanimously approved to close nominations from the floor. With no further nominations, a motion was made, seconded, and unanimously approved to elect the two candidates by acclamation. Lance Gordon will serve until 2024 and Heather Colkos will serve until 2025. One vacant position remains open and when filled the appointments will be announced at a later Board meeting.

FINANCIAL PRESENTATION

The next item on the agenda was the Association financial report, a copy of which was included in the members' packets. The report was presented by Dave Ellis, the Treasurer. He reminded those present that the Association budgets for both the annual operating expenses and to fund the periodic replacement of the Association's infrastructure as items reach the end of their operating lives and that the funds are maintained and managed in two separate accounts for this purpose. He presented the 2021 budget followed by the financial results for the year showing performance compared with that predicted and explained how a reserve study is update annually to compute the required contribution to the capital reserve.

He concluded by stating that the Association's finances are in excellent health. 2021 was closed out with a surplus in excess of \$12K due primarily to the termination of the HOA funded security patrols, reduced usage of water, decision to not install internet at the clubhouse, and postponement of the replacement of the HOA website.

COMMUNITY OPERATIONS UPDATE

Bill Petry informed the members that the Association has completed several projects this year including the replacement of the pool awnings, re-strapping of the pool furniture, restriping of the parking lot and basketball court, installation of two pickle ball courts, new epoxy flooring in the hallway to the pool entrance, and implementation of an ARC Committee.

HOMEOWNER OPEN FORUM

At this time, there was a general question and answer period covering various topics including the EMR process, an inquiry regarding the possibility of having fitness classes at the Association pool and clubhouse and thanking for the Board for the pickle ball courts.

The Annual Meeting was adjourned at 7:47 P.M. and those residents interested were invited to stay to attend to a Board meeting to immediately follow at which Association officers would be elected and responsibilities assigned.

BOARD MEETING

The meeting was opened, and nominations for the various positions were made and voted on.

The resulting officer assignments and responsibilities were as follows.

Officers:

President – Bill Petry

Vice President – Niki Dillon

Secretary/Treasurer – Dave Ellis

Other Directors:

Director – Heather Colkos

Director – Lance Gordon

Director – Shelley Morales

Subcommittee Chairs:

Christmas Décor and Yard-of-the-Month – Niki Dillon and Shelley Morales

Landscaping and Board Meeting Room Setup and Perimeter Fencing – Bill Petry

Flag Maintenance – Lance Gordon

Email Communications, Website, and Recreation Area Operation and Maintenance – Dave Ellis

Community Events – Heather Colkos

Meeting Signs – Shelley Morales

New Resident Welcoming Committee oversight – Dave Ellis

ADJOURNMENT

With no further business to come before the Board, the meeting was adjourned at 8:07 PM.

The next Board meeting will be Tuesday, May 17, 2022.