

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF WILLIAMSBURG SETTLEMENT MAINTENANCE ASSOCIATION, INC. - JULY 19, 2022

A meeting of the Board of Directors of the Williamsburg Settlement Maintenance Association, Inc. was held on Tuesday, July 19, 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 June 21, 2022, Board meeting were presented, and a motion was made, seconded, and unanimously carried to accept the minutes without change.

HOMEOWNER CONCERNS

There were six homeowners in attendance at this month's meeting. Most were there to observe. Two discussed the damage being caused by the new fiber optic cables being installed in our neighborhood by Consolidated Communications. The homeowners were instructed to contact Consolidated Communications directly with any issues requiring its attention.

COMMITTEE REPORTS

Welcoming of New Residents – Dave Ellis reported that since the report presented at the May meeting, five new residents have been added to the welcoming list, four of which have already been visited. A copy of the report was provided in the Board packets.

FINANCIAL REVIEW

Dave Ellis presented a report of the June 30, 2022, financials. As of this date, the money in the bank totaled \$985,948.13. 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 June 30, 2022, was \$39,785.77.

OLD BUSINESS

Electricity Contract Renewal – A copy of the most competitive electric rates for various terms was provided in the Board packets. Dave Ellis presented the options to the Board and recommended to extend the Direct Energy contract for a 60-month term at \$0.07676/kwh. After a discussion, a motion was made, seconded, and carried to approve the Direct Energy contract extension for 60-months.

NEW BUSINESS

Consider Appointment of New Director – The Board had one Board vacancy to fill, and Chuck O'Connor volunteered to serve in this position. After Chuck introduced himself to the meeting, a motion was made, seconded, and carried to appoint Chuck to the Board on which he will serve through completion of the open term in 2024.

Preliminary 2023 Budget Planning – A copy of some candidate 2023 projects was provided in the Board packets. The Board reviewed the list in executive session and decided to hold off on painting the building exterior including shutters, hallway walls, doors and restroom walls and woodwork. This work is scheduled for 2025 per the reserve study. The Board did approve to move forward with installing Leafguard gutters on the rear of the clubhouse, replacement of the initial 4 cul-de-sac irrigation controllers when their replacement is required, replacement of the basketball backboard and installation of shrubs in some of the cul-de-sacs that now have irrigation. The Board will also be looking into pricing and placement of a water slide at the pool so that a decision can be made in August on whether this should be included in next year's expenditures.

Board Meeting Timing and Structure Issues – After comments from residents over the years regarding the meeting start time, the Board discussed pushing the meeting start time back to begin at 6:00 P.M. and possibly reordering the meeting to hold the executive session prior to the open meeting. As further discussion was needed the Board deferred these decisions to the immediately following executive session.

ADJOURNMENT TO EXECUTIVE SESSION

With no further business to come before the Board, the meeting was adjourned into executive session at 6:30 P.M.

Board Meeting Timing and Structure Issues – After further discussion the Board decided not to change the order of the meeting, so the executive session will continue to be held following the open session. However, a motion was made, seconded and carried to move the meeting start time from 5:30 P.M. to 6:00 P.M. New meeting signs will be purchased to reflect this new start time.

Delinquencies – Eight accounts remain on the trash suspension list.

Payment Plan Defaults to be Considered for Referral to the Association Attorney for Collection – A spreadsheet was provided in the Board packets listing payment agreements on which owners are not meeting their commitments. After review, a motion was made, seconded, and carried to approve sending account 2530206015 to the Association Attorney for collections due to this owner's default.

Deed Restriction Enforcement – Cindy B. reviewed the Enforcement Action Report with the Board. After review, the Board approved sending account 2530316026 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 August 16, 2022.

With no further business to come before the Board, the meeting was adjourned at 7:00 PM