

DRAFT MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF WILLIAMSBURG SETTLEMENT MAINTENANCE ASSOCIATION, INC. - MAY 17, 2022

A meeting of the Board of Directors of the Williamsburg Settlement Maintenance Association, Inc. was held on Tuesday, May 17, 2022, at 5:30 P.M. at the Williamsburg Settlement clubhouse, 1602 Hoyt, Katy, Texas 77449.

ATTENDANCE

- Board Members present were Heather Colkos, Lance Gordon, Bill Petry, and Shelley Morales. Niki Dillon and Dave Ellis were absent.
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- Also, in attendance was Cindy B., CMCA, AMS, representing Crest Management.
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- 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 April 19, 2022, Annual meeting were presented, and a motion was made, seconded, and unanimously carried to accept the minutes without change.

HOMEOWNER CONCERNS

There were three homeowners in attendance at this month's meeting. Most were there to observe and to support the proposed Hike and Bike Trail.

COMMITTEE REPORTS

Welcoming of New Residents – Nick Damian and Dave Ellis were absent, therefore Cindy B. reported that since the report presented at the March meeting, three new residents have been added to the welcoming list and all new residents have now received a visit. A copy of the report was provided in the Board packets.

FINANCIAL REVIEW

Due to Dave Ellis' absence, Bill Petry presented a report of the April 30, 2022, financials. As of this date, the money in the bank totaled \$1,081,292.23. 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 April 30, 2022, was \$47,962.19.

OLD BUSINESS

- Decisions approved by email vote since the last meeting
- Replacement of Tennis and Basketball Court signs in the amount of \$497.92, and Annual Meeting signs in the amount of \$283.83.
- Purchase of Runner Rugs for Clubhouse Hallway in the amount of \$877.32.

NEW BUSINESS

Hike and Bike Trail Easement Request – Gregg Nady was present to discuss the proposed Hike and Bike Trail that requires an easement on property along Colonial Parkway that is owned by the Association. Exhibits regarding the trail was provided in the Board packets. After the discussion, the Board stated they would further discuss and relay a decision back to Mr. Nady.

Decision for Authorization to Foreclose – A copy of the authorization and legal correspondence was provided in the Board packets. After a brief discussion, the Board requested to table this until the June meeting for the Board to look more into the file.

Pending Contract Renewals – Bill Petry stated that the insurance policy was up for renewal in June and the electric contract was expiring mid-August. Bill stated that the Board will review their options and discuss renewals.

Purchase of New Flags – Lance Gordon stated that he was pricing new flags made of polyester versus nylon due to the longevity that polyester provides.

ADJOURNMENT TO EXECUTIVE SESSION

With no further business to come before the Board, the meeting was adjourned into executive session at 6:25 P.M.

DELINQUENCIES

Eleven 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 therefore, the next meeting will be held on June 21, 2022. With no further business to come before the Board, the meeting was adjourned at 6:36 P.M