

**MINUTES OF THE  
MEETING OF THE BOARD OF DIRECTORS OF  
WILLIAMSBURG SETTLEMENT MAINTENANCE ASSOCIATION, INC.  
JANUARY 30, 2025**

A meeting of the Board of Directors of the Williamsburg Settlement Maintenance Association, Inc. was held on Thursday, January 30, 2025, at 6:00 P.M. at the Williamsburg Settlement clubhouse, 1602 Hoyt, Katy, Texas 77449.

**ATTENDANCE**

Board Members present were Dave Ellis, James Kelley, Bill Petry, John Martin, and Chris Schweigert and Sachie Etherington. 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 P.M.

**SECRETARY REPORT – APPROVAL OF MINUTES**

The minutes from November 19, 2024, board meeting was presented, and a motion was made, seconded, and unanimously carried to accept the minutes without change.

**VISIT FROM COMMISSIONER BRIONES COMMUNITY OUTREACH TEAM**

Maida Guillen was present representing Commissioner Briones's Community Outreach Team. She discussed ongoing projects for three sidewalks and a community center, bike trails, and an upcoming job fair. For more information regarding these projects please visit the commissioner court website.

**HOMEOWNER CONCERNS**

There were 4 homeowners in attendance at this month's meeting.

**COMMITTEE REPORTS**

**Welcoming of New Residents** – Maggie M reported that two new residents joined our community during December 2024.

**FINANCIAL REVIEW**

Dave Ellis presented a report of the December 31, 2024, financials. As of this date, the money in the bank totaled \$1,135,601.55. 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 December 31, 2024, was \$47,132.57

**OLD BUSINESS**

**A. Decisions Taken by email vote outside of Board Meeting –**

1. Replacement of some rotted Exterior clubhouse wood by Bashans Painting and Home Repair Inc in the amount of \$675.
2. Power washing of Gatwick, Bruton Park and Carters Grove Entrance monuments by TKF Maintenance Solutions in the amount of \$305.
3. Replacement of a section of the perimeter fence at the Earl of Dunmore entrance by JJ Garcia Tree Services in the amount of \$1,350.

**B.** 2025 Community Events – There will be an Easter event, a National Night Out, and Santa events this year.

**NEW BUSINESS**

**A. Consider and Vote on Third Amendment to the WSMA collection Policy** – The policy Amendment was presented, and a motion was made, seconded, and unanimously carried to accept the Amendment as presented.

**B. Consider and Vote on Publication of LPR Search Statistics** – After discussion it was agreed that the search statistics provided by Flock were not sufficiently helpful to warrant being published in a monthly report.

**C. Consider and Vote on Deed Restriction Enforcement Actions** – Maggie M. presented the Enforcement Action Report to the Board. After review, a motion was made, seconded, and carried to approve sending accounts 2530102016, 2530207014, 2530207015, 2530213001, and 2530210059 to the attorney for enforcement.

**ADJOURNMENT TO EXECUTIVE SESSION** – With no further business to come before the board, the meeting was adjourned into executive session at 7:05 P.M.

**Delinquencies** – Five accounts remain on the trash suspension list.

**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 at the clubhouse on February 18, 2025.

With no further business to come before the board, the meeting was adjourned at 7:24 P.M.

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Dave Ellis, Secretary

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Date