

**MINUTES OF THE
MEETING OF THE BOARD OF DIRECTORS OF
WILLIAMSBURG SETTLEMENT MAINTENANCE ASSOCIATION, INC.
JUNE 18, 2024**

A meeting of the Board of Directors of the Williamsburg Settlement Maintenance Association, Inc. was held on Tuesday, June 18, 2024, at 6:00 P.M. at the Williamsburg Settlement clubhouse, 1602 Hoyt, Katy, Texas 77449.

ATTENDANCE

Board Members present were Heather Colkos, Dave Ellis, James Kelley, Bill Petry, and Chris Schweigert. Sachie Etherington and John Martin 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 May 21, 2024, Board meeting were presented, and a motion was made, seconded, and unanimously carried to accept the minutes without change.

HOMEOWNER CONCERNS

There were two homeowners in attendance at this month's meeting to observe and discuss a deed restriction violation.

COMMITTEE REPORTS

Welcoming of New Residents – Heather Colkos reported that since the report presented at the May meeting, one new resident has been added to the welcoming list.

FINANCIAL REVIEW

Dave Ellis presented a report of the May 31, 2024, financials. As of this date, the money in the bank totaled \$1,195,991.18. 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 May 31, 2024, was \$52,786.26.

OLD BUSINESS

A. Decisions approved by email vote since the last meeting:

- a. Replacement of two Failed Pool Light Fixtures by A-Beautiful Pools in the amount of \$1,958.88.
- b. Replacement of 22455 Bucktrout Section of Perimeter Fence by Old Town Katy Fence in the amount of \$2,700.
- c. Installation of Tennis Court Drain by Texas Lawn Care in the amount of \$1,660.
- d. Approval for use of our pool by Katy Wolf Pack Special Olympic Swimmers from July 22nd through September 30th for \$35/hour.
- e. Tree Trimming Along Franz Road by Juan Garcia in the amount of \$750.
- f. Repair of Loose Pool Tiles by A-Beautiful Pools in the amount of \$125.

B. 2024 Community Events – Heather Colkos stated she had nothing new to report.

NEW BUSINESS

A. Insurance Renewal Issues – A copy of Dave Ellis' email and insurance summary was provided in the Board packets. Dave Ellis reported there was a 5% increase in the total premiums from 2023 to 2024. After a review and discussion of each item listed, the Board agreed to leave the items as they are, with no changes.

B. Discussion of Publishing Statistics of Actions taken on Deed Restriction Violations – The Board discussed publishing a scaled-down monthly report on the Association website for the homeowners to have to access to regarding how many violation letters had been sent out by Crest Management. After a discussion, the Board stated for now, the full report will be added to the monthly Board packets for the Board's information.

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C. Expansion of Parking Lot – Bill Petry stated that he and Chris Schweigert discussed a possible expansion of the current parking lot to allow more parking for community events and recreation usage. After a discussion, a motion was made, seconded, and approved for Bill and Chris to obtain pricing for the expansion, which would also require the removal of one tree and relocating part of the current pool fence.

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 – Eight accounts remain on the trash suspension list.

Deed Restriction Enforcement – Cindy B. reviewed the Enforcement Action Report with the Board. After review, a motion was made, seconded, and carried to approve sending accounts 2530103024, 2530103024, 2530206010, 2530110014, and 2530212006 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 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 July 16, 2024.

With no further business to come before the Board, the meeting was adjourned at 7:25 P.M.

Dave Ellis, Secretary

Date