

**MINUTES OF THE
MEETING OF THE BOARD OF DIRECTORS OF
WILLIAMSBURG SETTLEMENT MAINTENANCE ASSOCIATION, INC.
MARCH 18, 2025**

A meeting of the Board of Directors of the Williamsburg Settlement Maintenance Association, Inc. was held on Tuesday, March 18, 2025, at 6:00 P.M. at the Williamsburg Settlement clubhouse, 1602 Hoyt, Katy, Texas 77449.

ATTENDANCE

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

Also, in attendance was Maggie M., CMCA, AMS, representing Crest Management.

With a quorum being established, the meeting was called to order at 6:01 P.M.

SECRETARY REPORT – APPROVAL OF MINUTES

The minutes from February 18, 2025, board meeting was presented, and a motion was made, seconded, and unanimously carried to accept the minutes without change.

HOMEOWNER CONCERNS

There were 7 homeowners in attendance at this month's meeting. The president and vice president of MUD 61 attended to address the timing of making the monthly HCSO patrol security reports available to the HOA, a subject that was discussed at the February meeting. To give MUD 61 adequate time to review and incorporate any required corrections to what is submitted by the HCSO deputies, MUD 61 will now endeavor to make the monthly reports available to the HOA on or before the MUD 62 board meetings, which are held on the second Friday of each month.

COMMITTEE REPORTS

Welcoming of New Residents – Sachi Etherington reported that there have not been any additional new residents since the last meeting, and that all who have joined our community this year have now been visited.

FINANCIAL REVIEW

Dave Ellis presented a report of February 28, 2025, financials. As of this date, the money in the bank totaled \$1,388,134.03. 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 February 28, 2025, was \$107,493.50.

OLD BUSINESS

A. Status of Completed and Ongoing Projects

- a. Entrance Monument Refurbishing – Following the major repairs to the Christopher Wren monument after the October vehicle accident, the monuments that were pressure washed will be getting the letters repainted. One of our residents has repainted the scripts on one of them and Dave Ellis presented a proposal from Bashans Painting & Home Repair, Inc. for the two others in the amount of \$675. A motion was made, seconded, and unanimously carried to accept the proposal.
- b. 2025 Community Events – Heather Colkos reported that in addition to the April 19, 2025 Easter event and the May 10, 2025 Mother's Day brunch, Chris Schweigert and John Martin will be organize a car show at a date to be determined this Fall.

NEW BUSINESS

- A. Texas Pride Disposal Contract Amendment** – The board reviewed the contract amendment requested by Texas Pride Disposal to add Memorial Day and Labor Day to its existing holiday schedule. The holidays will now be New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. A motion was made, seconded, and unanimously carried to accept the Amendment as presented.
- B. Annual Meeting Notice and Pool Memo** - The annual meeting notice and pool memo were reviewed, and a motion was made, seconded, and unanimously carried to accept the notice and memo as presented.
- C. Subdivision Noise Ordinance** - A discussion was held regarding the possibilities of adopting a Noise Ordinance Policy. Management stated they could adopt one and will speak with the Association's Attorney regarding such.

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D. Consider and Vote on Deed Restriction Enforcement Actions – Maggie M. reviewed the Enforcement Action Report with the Board. After review, a motion was made, seconded, and carried to approve sending accounts 2530206013, 2530318003, 2530101023, 2530101030, 2530209012, 2530319021, 2530318032, 2530210059, 2530212048, 2530212048 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 6:42 P.M.

Attorney Actions – Maggie M. reviewed the Attorney Action Report with the Board. There was no action to be taken this month.

Delinquencies – Four 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 the annual members meeting to be held at the clubhouse on April 15, 2025.

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

Dave Ellis, Secretary

Date