

**THE BOARD OF DIRECTORS OF SETTLERS VILLAGE COMMUNITY
IMPROVEMENT ASSOCIATION, INC. HELD THEIR REGULAR BOARD OF
DIRECTORS MEETING ON THURSDAY, AUGUST 5, 2021, Settlers Village
Clubhouse, 6700 Settlers Village, Katy, TX 77449**

DIRECTORS PRESENT: Kim Rogers, Kathy Cones and Lance Berndt

ALSO, PRESENT: Sunni West of Crest Management Company.

CALL TO ORDER/QUORUM:

The meeting was called to order at 6:30pm by Kim Rodgers, President. The Agenda was adopted as presented.

MINUTES

The minutes of the April 15, 2021 meeting were reviewed and unanimously approved as presented.

Homeowner open Forum and Guests.

Six (6) homeowners attended the meeting. The owners had the clubhouse rented for Sat. August 21, 2021 and wanted to know if they could rent the Clubhouse till 11:00pm. They said they hired a security office to attend the party as well. The normal hours are 10:00am to 10:00pm. However, the Board did approve they could rent it till 11:00pm.

Another homeowner wanted a sign to be posted on the front gate of the clubhouse that says, Do not enter without a pool tag. The lifeguards are having to address this issue with owners entering the pool with no tags. Board asked Ms. West to order a sign to post.

Owner talked to the Board about getting denied for his Exterior Modification form. Board will talk about this in Executive Session and will have Ms. West email the owner back.

Other issues were Deed Restrictions, traffic issues, and parked cars on the street.

FINANCIALS

The Financials were presented to the Board. As of June 30, 2021, there was a total cash balance of \$817,020.36 in the operating account, the capital reserve account had a balance of \$214,208.40 Account receivables were \$134,238.68 noting that 2021 accounts receivables were 30,473.16

BUSINESS

Ratify Decisions made between Meetings:

Added Plugs at the front of FM 529 – Progressive Electric \$2,275.00

Holiday Lights approved 2021 – Mario Yard Company

Swing equipment repairs – McKenna \$389.70

Playground Repairs – Mario Yard Company \$4,000

With COVID cases increasing, there will be No National Night Out for 2021

HOA Annual Meeting will be done online like 2020, Meeting date is November 4, 2021 and the voting will be done by HOA online vote.

The new Clubhouse rental form was reviewed, a motion was made to accept the changes to the new rules for the clubhouse, seconded and all in favor.

MANAGEMENT REPORT

Collections – A motion was made to turn over all owners with a delinquent balance of over \$800.00 to the Association's attorney to collect the delinquency through lawsuit and foreclosure if necessary, the motion was seconded, voted on and approved.

Deed Restriction Violation – A motion was made to send the following accounts to the law firm for deed restriction violation. Account number 26201RP03042, Repair, replace broken or missing fence to the left. Account number 2620317013 Repair, replace broken or missing fence to the right, seconded, voted on and approved.

Additional Business – none

SCHEDULING OF NEXT BOARD MEETING:

To be announced later

EXECUTIVE SESSION – A motion was made to adjourn into Executive session at 8:00pm.

ADJOURNMENT/EXECUTIVE SESSION SUMMARY IN OPEN SESSION:

There being no further business to come before the Board, a motion was made, seconded, and carried to adjourn back to the Open Session at 8:29pm for the Executive Session Summary. Director Rodgers provided an oral summary of discussion and decisions made during the Executive Session. A motion was made, Seconded, and carried to adjourn the meeting at 8:30pm

Approved:

Kim Rogers
Kim Rogers President

09-16-2021
Date