

**SETTLERS VILLAGE COMMUNITY IMPROVEMENT ASSOCIATION INC
BOARD OF DIRECTOR'S MEETING**

DATE: Thursday, April 15, 2021
TIME: 6:30p.m.
PLACE: VIA Conference Call
(425) 436-6374 - Access Code 596689;
<https://join.freeconferencecall.com/crestsunni>

AGENDA

Open Session – 6:30 p.m.

1. Call to Order and Adoption of Agenda
2. Approval of Minutes – September 17, 2020
3. Financial Report -
4. Homeowner Open Forum and Guests
 - American Pools
5. **Business**
 - Ratify Decisions Made Between Meetings
 - Add Cameras at FM 529 & Sandy Valley \$23,500 Balmore Benitez
 - Strom damage clean up HOA common areas - \$9,308.25 Mario Yard Company
 - Kiddie mulch at playground \$4,200.00 Mario Yard Company
 - Clubhouse plumbing and water damage \$1,500 Mario Yard Company
 - Change out Meter box at FM 529 \$548.17 Progressive Electric
 - 2021 Pool mailout and waiver form
 - Crest Management Contract
 - Clubhouse rental
 - Camera Policy
 - 2021 Christmas Lights – Contract is up and now is the time to add or change it up.
 - Initiation of Collection Actions, Foreclosure Actions and Deed Restriction Enforcement Actions
 - Additional Business
6. **Scheduling of Next Board Meeting**
7. Adjournment into Executive Session

EXECUTIVE SESSION

1. Manager's Report
 - A. Collection report
 - B. Attorney status report
 - C. Deed Restriction report
- II. Additional Business
- III. Adjourn back into Open Session to give Executive Session Summary.

Homeowner questions and comments must be held for the homeowner open forum only.

**THE BOARD OF DIRECTORS OF SETTLERS VILLAGE COMMUNITY
IMPROVEMENT ASSOCIATION, INC. HELD THEIR REGULAR BOARD OF
DIRECTORS MEETING ON THURSDAY, APRIL 15, 2021 AT 6:30P.M. VIA Free
Conference Call- 425-436-6374 – access code 596689#**

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 6:33pm by Kim Rodgers, President. The Agenda was adopted as presented.

MINUTES

The minutes of the September 17, 2020 meeting were reviewed and unanimously approved as presented.

Homeowner open Forum and Guests.

John with American pools called in to talk about some the bids they sent over.

Four homeowners called into the meeting to talk about the traffic issues. People are using Settles Village to cut through to get to FM 529 or a way to get around the lights at Fry Rd and FM 529. This issue has been talked about and it is a county road. One owner wanted to know if the Board could help or put pressure on the County to build a road from W. Little York to 99? This is out of the hands of the Board Members and most of the land is owned by private landowners. Some owners were concerned about a house on Pleasant Stream that was leaving trash out, grass needed to be cut and this home was known to have the street racing issues as well. Anything police related needed to be address by them. Crest will handle letters that have to deal with Deed Restrictions. The Board asked Ms. West to post on the Website numbers of owners can call to complain to the county about the traffic issues and add the non-emergency sheriff's number as well.

FINANCIALS

The Financials were presented to the Board. As of March 31, 2021, there was a total cash balance of \$870,141.07 in the operating account, the capital reserve account had a balance of \$214,128.31 Account receivables were \$178,985.95 noting that 2021 accounts receivables were 62,946.75.

BUSINESS

Ratify Decisions made between Meetings:

- Add Cameras at FM 529 & Sandy Valley \$23,500 Balmore Benitez
- Strom Damage clean up HOA common areas - \$9,308.25 Mario Yard Company
- Kiddie Mulch at Playground - \$4,200 – Mario Yard Company
- Clubhouse plumbing and water damage - \$1,500 – Mario Yard Company
- Change out Meter box at FM 529 \$548.17 – Progressive Electric

The Bids for American pools was presented. Board went over each line item and a motion was made to accept the bid as approved, seconded and all in favor.

The 2021 Pool COVID policies and Material Ordering was looked at. The Board voted to open the pool at 100% with guests allowed and no pool parties, disinfecting wipes and spray would be supplied through the pool company and the furniture would be set out this year. The water fountain will be turned off for the season and all owners will need to agree to the waiver. The sign package was approved for \$200.00 and American pools would have these up before the swim season starts. The Board approved the 2021 mailout that says all owners must go through Crest to have pool tags mailed to them. The Board will not be handing out pool tags for the 2021 season. A motion was made, seconded and all in favor.

The Crest Management contract was presented to the Board. Ms. West noted that the contacted increased by \$100.00, a motion was made to accept the contract, seconded and all in favor.

Ms. West asked the Board if they will be allowing the Clubhouse to be rented out. After some discussion, the Board said they will open the Clubhouse if waivers were used and signed off on. Ms. West will reach out to the HOA law firm to have them work on the waivers to be used.

The Camera Policy was reviewed, and a motion was made to accept the Camera footage policy as written, seconded and all in favor.

MANAGEMENT REPORT

Collections – A motion was made to file lawsuit charges on account numbers 26201RP04025, 26201RP03042, 2620205086, 2620316030, 2620503047, and 26201RP0736.

Deed Restriction Violation – A motion was made to send the following accounts to the law firm for deed restriction violation. Account number 2620318041 for removing the tree debris and logs around the tree well in the front yard and removing the BBQ pit from the left side of the house. Account number 2620319003 for cleaning mildew from the left and right side of the house.

Additional Business – none

SCHEDULING OF NEXT BOARD MEETING:

To be announced later

EXECUTIVE SESSION – A motion was made to adjourn into Executive session at 7:42pm.

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 the meeting at 8:30pm

Approved:

Kim Rogers

Kim Rogers President

Date

Settlers Village CIA
Balance Sheet
March 31, 2021

Assets:

Cash

CIT - Operating (.05%)	\$	351,042.16	
CIT - Premium Sweep (.20%)		150,402.02	
New First - Rec Center (.15%)		30,382.46	
New First - MMKT (.05%)		13,648.69	
NewFirst Op CD 05/06/21 (.03%)		205,417.38	
NewFirst Op CD 08/05/21 (.03%)		62,365.42	
NewFirst Op CD 08/05/21 (.03%)		56,882.94	
Total Cash	\$		870,141.07

Reserve Funds

New First - Reserve (.15%)		214,128.31	
Total Reserve Funds			214,128.31

Assessment Receivables

2013 Maintenance Fees		288.00	
2014 Maintenance Fees		242.00	
2015 Maintenance Fees		954.00	
2016 Maintenance Fees		1,590.00	
2017 Maintenance Fees		2,523.94	
2018 Maintenance Fees		4,007.33	
2019 Maintenance Fees		7,957.60	
2020 Maintenance Fees		18,027.92	
2021 Maintenance Fees		62,946.75	
Finance Charges		14,867.35	
Collection Costs		14,107.72	
Legal Fees		34,780.87	
Deed Restriction Legal Fees		15,096.32	
Deed Restriction Fees		1,596.15	
Total Assessment Receivables			178,985.95

Settlers Village CIA
 Balance Sheet
 March 31, 2021

Other Assets		

Prepaid Insurance	\$	1,226.25
		\$ 1,226.25
Total Other Assets		
		\$ 1,264,481.58
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Liabilities:		

Accounts Payable	\$	5,548.49
Prepaid Assessments		4,787.73
Deferred Maintenance Fees		268,463.05
		\$ 278,799.27
Total Liabilities		
Equity:		

Reserve Funds		

Capital Reserves		214,128.31
		214,128.31
Total Reserve Funds		
Members Equity		

Members Equity		750,288.43
Current Year Surplus (Deficit)		21,265.57
		771,554.00
Total Members Equity		
		\$ 1,264,481.58
		=====
Total Liabilities and Equity		

Settlers Village CIA
STATEMENT OF REVENUES & EXPENSES
For 3 Months Ended March 31, 2021

	MAR ACTUAL	MAR BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
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GROUNDS MAINTENANCE -----								
Landscape Contract	3,666	2,833	(833)	10,998	8,500	(2,498)	34,000	23,002
Landscape Extras	6,500	1,250	(5,250)	11,400	3,750	(7,650)	15,000	3,600
Landscape - Pipeline Easement		375	375		1,125	1,125	4,500	4,500
Irrigation Repairs	1,500	167	(1,333)	5,108	500	(4,608)	2,000	(3,108)
Force Mows		375	375		1,125	1,125	4,500	4,500
TOTAL GROUNDS MAINTENANCE	11,666	5,000	(6,666)	27,506	15,000	(12,506)	60,000	32,494
MAINTENANCE & REPAIRS -----								
General Maintenance & Repairs		750	750	464	2,250	1,786	9,000	8,536
Pest Control	419	280	(139)	419	840	421	3,360	2,941
Site Signs	487	8	(479)	487	25	(462)	100	(387)
Flag Maintenance		28	28		85	85	340	340
Vandalism Expenses		42	42		125	125	500	500
Building Maintenance & Repairs		250	250		750	750	3,000	3,000
Entry Maintenance	548	83	(465)	548	250	(298)	1,000	452
TOTAL MAINTENANCE & REPAIRS	1,454	1,441	(13)	1,918	4,325	2,407	17,300	15,382
AMENITY MAINTENANCE -----								
Community Center Expenses		417	417		1,250	1,250	5,000	5,000
Playground Repairs & Maint.		292	292		875	875	3,500	3,500
TOTAL AMENITY MAINTENANCE		709	709		2,125	2,125	8,500	8,500
POOL MAINTENANCE -----								
Pool Contract	704	2,975	2,271	2,113	8,925	6,812	35,700	33,587
Pool Maint & Repairs		500	500		1,500	1,500	6,000	6,000
Pool Tags & Equipment		192	192		575	575	2,300	2,300
TOTAL POOL MAINTENANCE	704	3,667	2,963	2,113	11,000	8,887	44,000	41,887

Settlers Village CIA
STATEMENT OF REVENUES & EXPENSES
For 3 Months Ended March 31, 2021

	MAR ACTUAL	MAR BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
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SECURITY EXPENSES								

Security Camera Maintenance		250	250	10,000	750	(9,250)	3,000	(7,000)
Alarm Monitoring	27	30	3	81	90	9	360	279
TOTAL SECURITY EXPENSES	<u>27</u>	<u>280</u>	<u>253</u>	<u>10,081</u>	<u>840</u>	<u>(9,241)</u>	<u>3,360</u>	<u>(6,721)</u>
UTILITIES								

Electricity - Street Lights	3,426	3,967	541	10,277	11,902	1,625	47,607	37,330
Electricity - Rec Center	654	538	(116)	1,583	1,613	30	6,453	4,870
Electricity - Entry	252	15	(237)	326	46	(280)	185	(141)
Telephone	337	377	40	964	1,130	166	4,520	3,556
Water and Sewer	61	121	60	169	362	193	1,449	1,280
Water - Irrigation System	308	748	440	1,923	2,244	321	8,976	7,053
TOTAL UTILITIES	<u>5,038</u>	<u>5,766</u>	<u>728</u>	<u>15,242</u>	<u>17,297</u>	<u>2,055</u>	<u>69,190</u>	<u>53,948</u>
OTHER								

Property Taxes							80	80
Insurance	1,226	1,295	69	3,679	3,885	206	15,540	11,861
Community Events	275	1,167	892	275	3,500	3,225	14,000	13,725
YOM/Christmas Decorations		167	167		500	500	2,000	2,000
Internet/Web Services		100	100	150	300	150	1,200	1,050
Miscellaneous		42	42		125	125	500	500
Bad Debts	50		(50)	505		(505)	41,500	40,995
Capital Reserve Allocation		1,775	1,775		5,326	5,326	21,303	21,303
TOTAL OTHER	<u>1,551</u>	<u>4,546</u>	<u>2,995</u>	<u>4,609</u>	<u>13,636</u>	<u>9,027</u>	<u>96,123</u>	<u>91,514</u>
TOTAL EXPENSES	<u>23,905</u>	<u>26,805</u>	<u>2,900</u>	<u>70,985</u>	<u>80,410</u>	<u>9,425</u>	<u>363,219</u>	<u>292,234</u>
SURPLUS (DEFICIT)	<u>6,590</u>	<u>3,463</u>	<u>(3,127)</u>	<u>21,267</u>	<u>10,395</u>	<u>(10,872)</u>	<u>-----</u>	<u>(21,267)</u>
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