

**THE BOARD OF DIRECTORS OF SETTLERS VILLAGE HOMEOWNERS ASSOCIATION, INC.
HELD A BOARD OF DIRECTORS MEETING ON THURSDAY, MAY 23 AT 6:30 PM: AT THE
SETTLERS VILLAGE CLUBHOUSE AT 6700 SETTLERS VILLAGE DRIVE, KATY, TX 77449**

DIRECTORS PRESENT: Director Kim D Rogers, Director Lance Berndt, Director Kathy Cones,
Director Rick Davenport, Director Tulibelle Igartua-Martinez

ALSO, PRESENT: Sunni West with Crest Management.

CALL TO ORDER/QUORUM:

The meeting was called to order at 6:36p.m. by Director Rogers. The agenda was unanimously approved and adopted as presented.

MINUTES:

The minutes of the February 7, 2019 meeting were reviewed and approved

FINANCIALS:

The Crest Manager reviewed the April 30, 2019 financials.

HOMEOWNER/GUEST FORUM:

The new owners to the lot off of FM 529 wanted to meet with the Board about their plans and design for the Assisted Living Facility. The Board voiced their concern about the colors they picked and made it very clear that they should try to match the color of the Settlers Village Clubhouse and monuments. They will be breaking ground in 2019 and showed on a map where they plan on putting the entrance at. Ms. West provided plat maps as well and pointed out about the irrigation lines and trees that would need to be removed. They will let Crest Management know before they start so the irrigation people could remove irrigation lines. They will pay for boring to connect the irrigation lines back when they are done putting in the driveways. It will be a circle driveway with gates. Ms. West will continue to keep the Board in the loop with emails about the project.

BUSINESS:

Ratifications of decisions made between meetings:

- LED lights around the clubhouse
- Storage Shed was replaced at no cost to the HOA
- Repaired water leak at Clubhouse
- Kiddie Mulch was added to the playground
- Flowers at all entrances
- Force Mow yards.

Community Events: Dates and Movies were picked for the pool movie night. NNO is on Oct. 1, 2019 and the Board voted to add more and different food. The other activities will be the same.

Christmas Light bid was looked at the Board approved the bid with colors of Red and Green. Board wanted to get a bid to add outlets to the other two monuments.

Bids were looked at for shade at the pool and to add more deck space. This will be tabled and added to the 2020 budget.

The gate around the Clubhouse AC was approved.

Two Trash cans, color blue, were approved to replace the old rusted ones by the clubhouse and playground.

2 signs that say: Park is open from Dusk to Dawn – No parking over night was approved along with No Dogs in the playground area.

The Collection and Deed Restriction Enforcement Actions reports were presented.

The Board made a motion and second to send twenty-one (21) accounts to the law office for Collections. 2620213045, 26201RP02003, 2620316054, 2620316013, 2620316007, 2620318023, 262031807, 26201RP04008, 2620322003, 2620503046, 26201RP0342, 2620318019, 2620213035, 2620214027, 2620319015, 2620209014, 2620205098, 2621315004, 2620205062, 2620214015, 2620212005, 2620201034.

Board approved to send these accounts to the Law office for Deed Restrictions: 2620206031, 2620205091

The pool tags will be handled by Crest Management. Homeowners will have to go online to request pool tags.

Executive Session:

The Legal Status report was reviewed. Ms. West will follow up with request from the Board on action to take.

Account number 262032008 asked for legal fees to be waived, Board voted no.

Board approved to meet on Thursday, September 26, 2019 at 6:30pm.

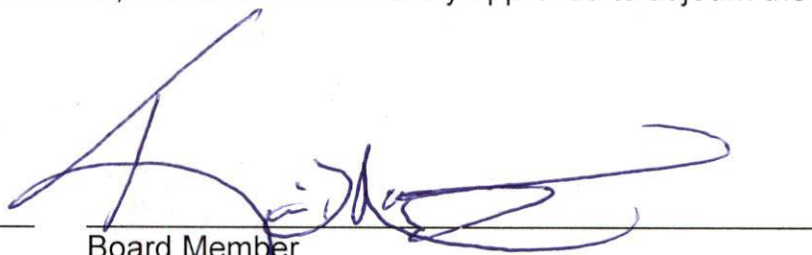
ADJOURNMENT:

After a motion and a second, the Board unanimously approved to adjourn the meeting at 8:30 p.m.

APPROVED:

9/26/19

Date



Board Member

Settlers Village Homeowners Association, Inc.
Board of Directors Meeting

DATE: Thursday, May 23, 2019
TIME: 6:30 p.m.
PLACE: Settlers Village Clubhouse
6700 Settlers Village Drive
Katy, Texas 77449

AGENDA

- I. Call to Order
- II. Homeowner Open Forum
Guests - Owner of FM 529 lot
- III. Approval of Minutes
A. February 7, 2019
- IV. Financial Report
A. April 30, 2019
- V. Business
 - A. Ratiications of Decisions Made Between Board Meetings-
LED lights around Clubhouse
Storage Shed was replaced (no cost to HOA)
Irrigation repairs
Repaired water leak at Clubhouse
Kiddie mulch
Flowers at all entrance
Force Mow Yards
 - B. Community Events - Pool Party - May 25th
 - NNO Oct. 1st
 - Pool movie nights - dates
 - C. Christmas lights bid
 - D. Shade bids / pool deck
 - E. Trash Can bid
 - F. Fence around AC
 - G. Landscape bid
 - H. Collection & Deed Restriction Enforcement Actions
The Board will consider a vote on turning delinquent accounts / Deed Restrictions Issues over the Association's attorney to pursue through foreclosure if necessary.

I. Other business

VI. Scheduling of Next Board Meeting -

VII. Adjourn to Executive Session (if necessary)
Legal Status Report

Settlers Village CIA
Balance Sheet
April 30, 2019

Assets:

Cash

Mutual of Omaha - Operating	\$	438,463.97	
New First - Recreation Center		30,153.42	
New First - MMKT		13,599.83	
NewFirst Op CD (05/09/19)		203,234.01	
NewFirst Op CD (08/08/19)		61,465.31	
NewFirst Op CD (08/08/19)		56,061.93	
Total Cash	\$		802,978.47

Reserve Funds

New First - Reserve	142,018.54		
Total Reserve Funds			142,018.54

Assessment Receivables

2012 Maintenance Fees	288.00		
2013 Maintenance Fees	576.00		
2014 Maintenance Fees	885.40		
2015 Maintenance Fees	2,453.27		
2016 Maintenance Fees	6,973.23		
2017 Maintenance Fees	12,159.43		
2018 Maintenance Fees	20,189.98		
2019 Maintenance Fees	68,100.26		
Finance Charges	13,121.38		
Collection Costs	10,062.24		
Legal Fees	19,055.22		
Deed Restriction Legal Fees	18,120.58		
Deed Restriction Fees	985.08		
Total Assessment Receivables			172,970.07

Settlers Village CIA
Balance Sheet
April 30, 2019

Other Assets		

Prepaid Insurance	\$	1,297.01
Total Other Assets		\$ 1,297.01
Total Assets		\$ 1,119,264.09
Liabilities:		

Accounts Payable	\$	25,387.51
Prepaid Assessments		3,416.68
Deferred Maintenance Fees		238,864.46
Total Liabilities		\$ 267,668.65
Equity:		

Reserve Funds		

Capital Reserves		142,018.54
Total Reserve Funds		142,018.54
Members Equity		

Members Equity		672,669.38
Current Year Surplus (Deficit)		36,907.52
Total Members Equity		709,576.90
Total Liabilities and Equity		\$ 1,119,264.09

Settlers Village CIA
STATEMENT OF REVENUES & EXPENSES
For 4 Months Ended April 30, 2019

	APR ACTUAL	APR BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
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REVENUE:								

Maintenance Fees	29,858	27,136	(2,722)	119,432	108,544	(10,888)	325,632	206,200
Maintenance Fees - Commercial		2,696	2,696		10,782	10,782	32,347	32,347
Interest on Unpaid Assessments	794	300	(494)	3,734	1,200	(2,534)	3,600	(134)
Interest Earned on Investments	326	83	(243)	1,236	332	(904)	1,000	(236)
Amenity Rental Fees	200	83	(117)	325	332	7	1,000	675
Recycling Income	7	8	1	7	32	25	100	93
Miscellaneous Income				(318)		318		318
Interest - Recreation Center	22	8	(14)	84	33	(51)	100	16
TOTAL REVENUE	31,207	30,314	(893)	124,500	121,255	(3,245)	363,779	239,279

EXPENSES:								

ADMINISTRATIVE								

Administrative Contract	2,700	2,600	(100)	10,515	10,400	(115)	31,200	20,685
Office Supplies		17	17	62	67	5	200	138
Copies	505	167	(338)	910	668	(242)	2,000	1,090
Postage & Delivery	1,043	500	(543)	2,106	2,000	(106)	6,000	3,894
Community Mailouts	468	167	(301)	468	667	199	2,000	1,532
Meetings					50	50	100	100
Administrative Notices							3,138	3,138
Deed Restriction Expenses	220	125	(95)	1,020	500	(520)	1,500	480
Record Storage/Management	15		(15)	45		(45)		(45)
Distribution				500		(500)		(500)
TOTAL ADMINISTRATIVE	4,951	3,576	(1,375)	15,626	14,352	(1,274)	46,138	30,512

PROFESSIONAL SERVICES								

Legal - Corporate		83	83	6	333	327	1,000	994
Legal - Collections		1,000	1,000	704	4,000	3,296	12,000	11,296
Legal Coll - Billed to Owners				(704)		704		704
Legal - Deed Restrictions		167	167	1,386	667	(719)	2,000	614
Legal DR - Billed to Owners				(1,386)		1,386		1,386
Tax Preparation & Audit		1,000	1,000	450	1,000	550	1,000	550
TOTAL PROFESSIONAL SERVICES		2,250	2,250	456	6,000	5,544	16,000	15,544

Settlers Village CIA
STATEMENT OF REVENUES & EXPENSES
For 4 Months Ended April 30, 2019

	APR ACTUAL	APR BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
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GROUNDS MAINTENANCE								

Landscape Contract	3,003	1,667	(1,336)	12,012	6,668	(5,344)	20,000	7,988
Landscape Extras	319	250	(69)	3,919	1,000	(2,919)	3,000	(919)
Landscape - Pipeline Easement	1,034	312	(722)	2,594	1,248	(1,346)	3,744	1,150
Irrigation Repairs		417	417	516	1,667	1,151	5,000	4,484
Force Mows		83	83		333	333	1,000	1,000
TOTAL GROUNDS MAINTENANCE	4,356	2,729	(1,627)	19,041	10,916	(8,125)	32,744	13,703

MAINTENANCE & REPAIRS								

General Maintenance & Repairs	6,770	250	(6,520)	7,377	1,000	(6,377)	3,000	(4,377)
Pest Control		192	192	399	768	369	2,300	1,901
Site Signs		8	8		32	32	100	100
Flag Maintenance		21	21		83	83	250	250
Vandalism Expenses		42	42		168	168	500	500
Building Maintenance & Repairs		83	83	524	332	(192)	1,000	476
Entry Maintenance		42	42	455	168	(287)	500	45
TOTAL MAINTENANCE & REPAIRS	6,770	638	(6,132)	8,755	2,551	(6,204)	7,650	(1,105)

AMENITY MAINTENANCE								

Community Center Expenses	150	417	267	375	1,668	1,293	5,000	4,625
Playground Repairs & Maint.		167	167		667	667	2,000	2,000
TOTAL AMENITY MAINTENANCE	150	584	434	375	2,335	1,960	7,000	6,625

POOL MAINTENANCE								

Pool Contract	750	2,833	2,083	2,999	11,332	8,333	34,000	31,001
Pool Maint & Repairs	106	417	311	4,556	1,667	(2,889)	5,000	444
Pool Tags & Equipment	790	100	(690)	1,409	400	(1,009)	1,200	(209)
TOTAL POOL MAINTENANCE	1,646	3,350	1,704	8,964	13,399	4,435	40,200	31,236

Settlers Village CIA
STATEMENT OF REVENUES & EXPENSES
For 4 Months Ended April 30, 2019

	APR ACTUAL	APR BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
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SECURITY EXPENSES								
Security Camera Maintenance	3,948	42	(3,906)	4,098	167	(3,931)	500	(3,598)
Alarm Monitoring	27	42	15	135	167	32	500	365
TOTAL SECURITY EXPENSES	3,975	84	(3,891)	4,233	334	(3,899)	1,000	(3,233)
UTILITIES								
Electricity - Street Lights	4,116	4,333	217	16,503	17,333	830	52,000	35,497
Electricity - Rec Center	468	617	149	2,086	2,467	381	7,400	5,314
Electricity - Entry	18	26	8	60	103	43	310	250
Telephone	288	317	29	1,149	1,267	118	3,800	2,651
Water and Sewer	65	182	117	312	728	416	2,184	1,872
Water - Irrigation System	755	500	(255)	2,139	2,000	(139)	6,000	3,861
TOTAL UTILITIES	5,710	5,975	265	22,249	23,898	1,649	71,694	49,445
OTHER								
Property Taxes							10	10
Bank Fees		5	5		20	20	60	60
Insurance	1,286	1,333	47	5,145	5,333	188	16,000	10,855
Community Events	(135)	833	968	1,326	3,333	2,007	10,000	8,674
YOM/Christmas Decorations		125	125	728	500	(228)	1,500	772
Internet/Web Services	186	63	(123)	561	250	(311)	750	189
Miscellaneous		42	42		168	168	500	500
Bad Debts		3,625	3,625	134	14,500	14,366	43,500	43,366
Capital Reserve Allocation							69,033	69,033
TOTAL OTHER	1,337	6,026	4,689	7,894	24,104	16,210	141,353	133,459
TOTAL EXPENSES	28,895	25,212	(3,683)	87,593	97,889	10,296	363,779	276,186
SURPLUS (DEFICIT)	2,312	5,102	2,790	36,907	23,366	(13,541)		(36,907)