

THE BOARD OF DIRECTORS OF SETTLERS VILLAGE HOMEOWNERS ASSOCIATION, INC.
HELD A BOARD OF DIRECTORS MEETING ON THURSDAY, FEBRUARY 7, 2019 AT 6:30 PM:
SETTLERS VILLAGE CLUBHOUSE AT 6700 SETTLERS VILLAGE DRIVE, KATY, TX 77449

DIRECTORS PRESENT: Director Kim D Rogers, Director Lance Berndt, Director Kathy Cones, and Director Rick Davenport

Absent Director Tulibelle Igartua-Martinez

ALSO, PRESENT: Sunni West with Crest Management.

CALL TO ORDER/QUORUM:

The meeting was called to order at 6:30 p.m. by Director Rogers. The agenda was unanimously approved and adopted as presented.

MINUTES:

The minutes of the September 5, 2018 meeting were reviewed and approved

FINANCIALS:

The Crest Manager reviewed the preliminary December 31, 2018 financials.

HOMEOWNER/GUEST FORUM:

TAE attended the meeting to talk about the pool and what has been done in 2019. Board members address some issues and concerns as well.

An Officer with Harris County came to the meeting to talk about the safety and any crimes going on in Settlers Village. He reported that Settlers Village is very quiet compared to the other neighborhoods.

Five (5) homeowners attended the Board meeting. One Homeowner talked about a community garden and placing a library exchange box at the park. The Board will investigate these ideas. Some homeowners were concern with the speeding going on in the neighborhood and did address the officer that was there. The Dump trucks were talked about and the officer said that they cannot stop them unless they are breaking the law. Deed Restrictions were talked about and if your trash can is out, you will receive a letter. The Board talked about deed restrictions and you must fill out an Exterior Modification Request before you do any work on the outside of your house. Some new ideas were announced about adding Shade structures to the pool, Splash pad and many adding more BBQ pits around the park.

BUSINESS:

Ratifications of decisions made between meetings:
Pool repairs – TAE pump room repairs \$587.30
TAE – Bead Blasting \$2,976.88

Community Events: Easter egg hunt will be held on Saturday, April 20th from 9:00 – 11:00. Board double the order for Easter eggs to 4 cases. Crest Management will do a mail out about the event. One Board member will need to buy 5 golden eggs for the special prize. Easter hunt will start at 9:00am for all groups. They will divide two areas so the smaller kids will not get run over by bigger kids.

Pool party will be Saturday, May 25th from 11:00am – till food is gone. Board will order pizza again.

The Pool company will do two movies nights at the pool for 2019. Dates will be announced to the Settlers Village website.

Cypress Creek Mosquito contract was up for renewal. Board made a motion to approve the contract and selected the early start date of March 15 – November 15, 2019. All approved.

The Collection and Deed Restriction Enforcement Actions reports were presented. The Board made a motion and second to send five (5) accounts to the law firm for deed restriction issues. These accounts were #26201RP03042, #2620205077, 26201RP01001, #26201RP05026, 26220315026

The pool tags will be handled by Crest Management for 2019.

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.

ADJOURNMENT:

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

APPROVED:

5/23/19
Date


Board Member

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

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

Reserve Funds		

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

Members Equity		672,669.38
Current Year Surplus (Deficit)		36,907.52
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Total Members Equity		709,576.90
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Total Liabilities and Equity	\$	1,119,264.09
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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		5	5		20	20	60	10
Bank Fees							16,000	10,855
Insurance	1,286	1,333	47	5,145	5,333	188	10,000	8,674
Community Events	(135)	833	968	1,326	3,333	2,007	1,500	772
YOM/Christmas Decorations		125	125	728	500	(228)	750	189
Internet/Web Services	186	63	(123)	561	250	(311)	500	500
Miscellaneous		42	42		168	168	43,500	43,366
Bad Debts		3,625	3,625	134	14,500	14,366	69,033	69,033
Capital Reserve Allocation								
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)