

**THE BOARD OF DIRECTORS OF SETTLERS VILLAGE COMMUNITY
IMPROVEMENT ASSOCIATION, INC. HELD THEIR REGULAR BOARD OF
DIRECTORS MEETING ON THURSDAY, February 10, 2022, at Settlers Village
Clubhouse, 6700 Settlers Village, Katy TX 77449 at 6:30pm**

DIRECTORS PRESENT: Kim Rogers and Kathy Cones

Absent: 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 September 16, 2021, meeting was reviewed and unanimously approved as presented.

Homeowner open Forum and Guests.

Four (4) owners were present in the meeting. Some questions were the Clubhouse and if they Board was going to open it up this year. This item was on the agenda to talk about but yes, rentals will open back up, however, the price to rent it out needs to go up to cover for the cleaning. Owners can use the red trash cans that are outside in the breezeway.

FINANCIALS

The Financials were presented to the Board. As of December 31, 2021, there was a total cash balance of \$733,093.50 in the operating account, the capital reserve account had a balance of \$214,370.43. Account receivables were \$123,699.14 noting that 2021 account receivables were \$21,106.18.

BUSINESS

Ratify Decisions made between Meetings:

Add liquid chlorine system to the pump room - Sweetwater pool

Add ventilation to the pump room- Sweetwater pool

Landscaping removal and improvements to the clubhouse area – Mario Yard Company

Pool fence repairs were made

Old tree stumps around the pool were removed – Mario Yard Company

The Board will consider and vote on Religious Display, 209 Hearing Guidelines, Security Measures, and Bid Procedures. A motion a made to accept these polices as written, seconded, motion passes.

Community events for 2022:

Board approved to hold an Easter Egg hunt on April 9, 2022. Ms. West will order the Easter Eggs and Director Rogers will line up the Easter Bunny. Golden Eggs will be used again, and hunt will start at 9:30am. Both age groups will start at the same time. 5 and under by the playground and 6 and over will hunt in the open area behind the pool. National Night out will be held again on Tuesday, October 4, 2022. Ms. West will go

ahead and line up the bouncy houses, petting zoo, DJ, face painter and balloon person. Ms. West will order special banners that say Settlers Village National Night out, Tuesday, October 4, 2022 @ 6:00pm clubhouse. Director Rogers will oversee getting the food ordered.

Breakfast with Santa will take place again. No date was given.

The Board talked about having a movie night held in the park. Ms. West will check on prices and look into having two food trucks attend the event as well.

Clubhouse rentals

A motion was made to open the clubhouse back up, however; the Board will talk about this in Executive session because the price needs to be adjusted to cover the cleaning cost.

During the executive meeting, the cost to clean the clubhouse has increased and items in the refrigerator keep coming up missing or a Board member has to come to the clubhouse early to remove items. The Board is looking to buy a bigger refrigerator and put signs in there to explain what not to touch. The price to rent the Clubhouse will increase to \$250.00 to cover the cleaning cost and usage of the clubhouse. The inside of the clubhouse needs to be touched up. The Deposit is the same along with Crest's fee to oversee the scheduling.

MANAGEMENT REPORT

Collections – A motion was made to approve account numbers 2620205086 and 26201RP07036 to be posted for foreclosure, 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 26201RP03041, repair/replace broken or missing fence pickets at left and right. Account 2620503045, store the commercial vehicle out of the community – semi truck, Account 2620218005, store trailer out of public view, Account 2620209019, repair/replace broken or missing fence pickets at left, Account 26201RP02003, store all miscellaneous item, located at the right of the home out of public view, Account, 26201RP0219, store the commercial vehicle out of the community- semi truck,

Additional Business – none

SCHEDULING OF NEXT BOARD MEETING:
May 12, 2022, at 6:30pm at the Clubhouse

EXECUTIVE SESSION – A motion was made to adjourn into Executive session at 7:30pm.

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

5-12-2022

Date