

**THE BOARD OF DIRECTORS OF SETTLERS VILLAGE COMMUNITY IMPROVEMENT ASSOCIATION, INC. HELD THEIR REGULAR BOARD OF DIRECTORS MEETING ON THURSDAY, May 12, 2022, at Settlers Village Clubhouse, 6700 Settlers Village, Katy TX 77449 at 6:30pm**

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**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 6:35pm by Kim Rodgers, President. The agenda was adopted as presented.

**MINUTES**

The minutes of the February 10, 2022, meeting was reviewed and unanimously approved as presented.

Homeowner open Forum and Guests.

Two (2) owners were present in the meeting. One owner was there to talk about the free little library. He has already built the and registered the box, he is there asking if he can install in box at the Clubhouse by the reader board. Board had some questions and asked what he is needed to be done. He needs a post to be placed so he can install the box on top of the post. The Board will discussion this issue some more and get back with the owner. Owner left the meeting.

The next owner asked the Board to waive fees on their account. The Board will not waive any fees on the account.

**FINANCIALS**

The Financials were presented to the Board. As of April 30, 2022, there was a total cash balance of \$810,483.96 in the operating account, the capital reserve account had a balance of \$214,449.73. Account receivables were \$176,196.77 noting that 2022 account receivables were \$55,456.85.

**BUSINESS**

Ratify Decisions made between Meetings:

Repaint the Clubhouse, colors were approved.

New Pool furniture- \$2,955.23

Some mailboxes were painted

Changed out sprinklers and timers – someone ran over them (W. Little York area)

Replaced Internet antenna at both locations. AT&T knocked the cameras offline

2022 Pool Season Spring Inspections report repairs – American Pool

**Community events for 2022:**

Movie night will be on Saturday, July 2, 2022. Two food trucks will be onsite, owners will have to pay for the food, the HOA will provide drinks. The movie company coming out will provide Popcorn free of charge. The Board voted to watch the new Top Gun movie if they can get it.

The next event with be NNO and the only items left to do is register with Harris County

Sheriff's Office, Fire Department and get banners. In December will be Breakfast with Santa.

## MANAGEMENT REPORT

**Collections** – After a discussion on late fees, collection fees and finance charges on all accounts, a motion was made not to waive any fees on any accounts, seconded and all in favor.

**Deed Restriction Violation** – A motion was made to send the following accounts to the law firm for deed restriction violation. Account number 2620315052 to remove the chicken coop in the back yard, account number 2620214012 to remove the trailer out of public view, account number 26201RP08013 to remove the trailer out of public view, account number 26201RP03003 to remove all miscellaneous items, located at the right of the home, account number 2620316025 to remove the commercial vehicle out of the community, account number 2620320038 to remove the commercial vehicle out of the community, account number 26201RP03018 to remove the trailer and tractor out of the community, account number 26201RP0414 to repair/replace broken fence at the right, account number 2620316037 to remove the trailer out of the community, account number 2620206056 to remove the trailer out of the community, seconded and all in favor.

Additional Business – none

**SCHEDULING OF NEXT BOARD MEETING:**  
June 16, at 6:30pm at the Clubhouse

**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

06/16/2022  
Date

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

DATE: Thursday, May 12, 2022  
TIME: 6:30p.m.  
PLACE: Settlers Village Clubhouse  
6700 Settles Village  
Katy TX 77449

**AGENDA**

***Open Session – 6:30 p.m.***

1. Call to Order and Adoption of Agenda
2. Approval of Minutes – February 10, 2022
3. Financial Report -
4. Homeowner Open Forum and Guests  
If owners are there to talk about their personal accounts, this needs to be done in Executive Meeting.
5. **Business**
  - Ratify Decisions Made Between Meetings
  - Repaint the Clubhouse, colors were approved.
  - New Pool furniture \$2,955.23
  - Some mailboxes were painted
  - Changed out sprinklers and trimers – someone ran over them (W. Little York area)
  - Replace Internet antenna at both locations. AT&T knocked the cameras offline.
  - 2022 Pool season Spring Inspection report repairs – American pool companies
  
  - Community Events – Movie Night, Board needs to vote on Movie. 2 Food trucks are lined up. Rob's Donuts and a Snow cone truck. Owners will have to pay for food.
  - NNO (Banners need to be ordered, form to turn into HCSO and Firetruck)  
Breakfast with Santa
  - Free Little Library – Owner will attend meeting to talk about
  
  - 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.**

Settlers Village CIA  
Balance Sheet  
April 30, 2022

Assets:

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Cash

CIT - Operating (.05%)	\$	288,108.64	
CIT - Premium Sweep (.10%)		150,580.98	
CIT - Petty Cash		3,000.11	
New First - Rec Center (.15%)		30,428.08	
New First - MMKT (.05%)		13,655.51	
NewFirst Op CD 08/04/22 (.05%)		205,442.02	
NewFirst Op CD 02/03/22 (.01%)		62,376.02	
NewFirst Op CD 08/04/22 (.05%)		56,892.60	
Total Cash	\$		810,483.96

Reserve Funds

New First - Reserve (.15%)	214,449.73	
Total Reserve Funds		214,449.73

Assessment Receivables

2014 Maintenance Fees	242.00	
2015 Maintenance Fees	636.00	
2016 Maintenance Fees	954.00	
2017 Maintenance Fees	1,296.00	
2018 Maintenance Fees	2,362.00	
2019 Maintenance Fees	3,856.05	
2020 Maintenance Fees	6,312.20	
2021 Maintenance Fees	14,752.13	
2022 Maintenance Fees	55,456.85	
Finance Charges	15,039.07	
Collection Costs	16,903.30	
Legal Fees	44,626.24	
Deed Restriction Legal Fees	10,704.78	
Deed Restriction Fees	3,056.15	
Total Assessment Receivables		176,196.77

Settlers Village CIA  
Balance Sheet  
April 30, 2022

Other Assets

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Total Other Assets		\$
Total Assets		\$ 1,201,130.46

Liabilities:

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Accounts Payable	\$ 14,281.83	
Prepaid Assessments	5,973.07	
Deferred Maintenance Fees	238,633.74	
Total Liabilities	\$ 258,888.64	

Equity:

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Reserve Funds		
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Capital Reserves	214,449.73	
Total Reserve Funds	214,449.73	
Members Equity		
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Members Equity	736,778.92	
Current Year Surplus (Deficit)	(8,986.83)	
Total Members Equity	727,792.09	
Total Liabilities and Equity	\$ 1,201,130.46	

Settlers Village CIA  
STATEMENT OF REVENUES & EXPENSES  
For 4 Months Ended April 30, 2022

	APR ACTUAL	APR BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
<b>REVENUE:</b>								
Maintenance Fees	27,136	27,136		108,544	108,544		325,632	(217,088)
Maintenance Fees - Commercial	2,693	2,693		10,773	10,773		32,319	(21,546)
Interest on Unpaid Assessments	670	375	295	3,317	1,500	1,817	4,500	(1,183)
Interest Earned on Investments	25	42	(17)	100	167	(67)	500	(400)
Amenity Rental Fees		42	(42)		167	(167)	500	(500)
Recycling Income	5	2	3	12	7	5	20	(8)
Interest - Recreation Center		4	(4)	11	17	(6)	50	(39)
<b>TOTAL REVENUE</b>	<b>30,529</b>	<b>30,294</b>	<b>235</b>	<b>122,757</b>	<b>121,175</b>	<b>1,582</b>	<b>363,521</b>	<b>(240,764)</b>
<b>EXPENSES:</b>								
<b>ADMINISTRATIVE</b>								
Administrative Contract	2,900	2,975	75	11,600	11,900	300	35,700	24,100
Office Supplies	12	42	30	97	167	70	500	403
Copies	365	292	(73)	924	1,167	243	3,500	2,576
Postage & Delivery	2,618	583	(2,035)	3,862	2,333	(1,529)	7,000	3,138
Community Mailouts	472	167	(305)	941	667	(274)	2,000	1,059
Administrative Notices		344	344		1,375	1,375	4,124	4,124
Deed Restriction Expenses	160	167	7	600	667	67	2,000	1,400
Record Storage/Management	30	30		120	120		360	240
ACC Review	225	350	125	1,200	1,400	200	4,200	3,000
Pool Tag Distribution	500	42	(458)	500	167	(333)	500	
<b>TOTAL ADMINISTRATIVE</b>	<b>7,282</b>	<b>4,992</b>	<b>(2,290)</b>	<b>19,844</b>	<b>19,963</b>	<b>119</b>	<b>59,884</b>	<b>40,040</b>
<b>PROFESSIONAL SERVICES</b>								
Legal - Corporate	168	167	(1)	1,683	667	(1,016)	2,000	317
Legal - Collections	1,302	1,333	31	4,211	5,333	1,122	16,000	11,789
Legal Coll - Billed to Owners	(1,302)		1,302	(4,211)		4,211		4,211
Legal - Deed Restrictions	160	83	(77)	309	333	24	1,000	691
Legal DR - Billed to Owners	(160)		160	(309)		309		309
Tax Preparation & Audit		83	83	450	333	(117)	1,000	550
<b>TOTAL PROFESSIONAL SERVICES</b>	<b>168</b>	<b>1,666</b>	<b>1,498</b>	<b>2,133</b>	<b>6,666</b>	<b>4,533</b>	<b>20,000</b>	<b>17,867</b>

Settlers Village CIA  
STATEMENT OF REVENUES & EXPENSES  
For 4 Months Ended April 30, 2022

	APR ACTUAL	APR BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
<b>GROUNDS MAINTENANCE</b>								
Landscape Contract	3,850	3,850		15,400	15,400		46,200	30,800
Landscape Extras		1,250	1,250	8,000	5,000	(3,000)	15,000	7,000
Irrigation Repairs		417	417	2,119	1,667	(452)	5,000	2,881
Force Mows	600	292	(308)	600	1,167	567	3,500	2,900
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>4,450</b>	<b>5,809</b>	<b>1,359</b>	<b>26,119</b>	<b>23,234</b>	<b>(2,885)</b>	<b>69,700</b>	<b>43,581</b>
<b>MAINTENANCE &amp; REPAIRS</b>								
General Maintenance & Repairs	4,100	667	(3,433)	14,900	2,667	(12,233)	8,000	(6,900)
Pest Control	81	375	294	438	1,500	1,062	4,500	4,062
Site Signs		17	17		67	67	200	200
Flag Maintenance		31	31	416	125	(291)	375	(41)
Building Maintenance & Repairs		167	167		667	667	2,000	2,000
Entry Maintenance		83	83		333	333	1,000	1,000
<b>TOTAL MAINTENANCE &amp; REPAIRS</b>	<b>4,181</b>	<b>1,340</b>	<b>(2,841)</b>	<b>15,754</b>	<b>5,359</b>	<b>(10,395)</b>	<b>16,075</b>	<b>321</b>
<b>AMENITY MAINTENANCE</b>								
Community Center Expenses	200	417	217	5,900	1,667	(4,233)	5,000	(900)
Playground Repairs & Maint.		250	250	5,000	1,000	(4,000)	3,000	(2,000)
<b>TOTAL AMENITY MAINTENANCE</b>	<b>200</b>	<b>667</b>	<b>467</b>	<b>10,900</b>	<b>2,667</b>	<b>(8,233)</b>	<b>8,000</b>	<b>(2,900)</b>
<b>POOL MAINTENANCE</b>								
Pool Contract	771	3,154	2,383	3,086	12,617	9,531	37,850	34,764
Pool Maint & Repairs	3,073	417	(2,656)	10,651	1,667	(8,984)	5,000	(5,651)
Pool Tags & Equipment	7,109	192	(6,917)	10,109	767	(9,342)	2,300	(7,809)
<b>TOTAL POOL MAINTENANCE</b>	<b>10,953</b>	<b>3,763</b>	<b>(7,190)</b>	<b>23,846</b>	<b>15,051</b>	<b>(8,795)</b>	<b>45,150</b>	<b>21,304</b>



Settlers Village CIA  
STATEMENT OF REVENUES & EXPENSES  
For 4 Months Ended April 30, 2022

	APR ACTUAL	APR BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
<b>SECURITY EXPENSES</b>								
Security Camera Maintenance		167	167	800	667	(133)	2,000	1,200
Alarm Monitoring	27	29	2	108	117	9	350	242
<b>TOTAL SECURITY EXPENSES</b>	<b>27</b>	<b>196</b>	<b>169</b>	<b>908</b>	<b>784</b>	<b>(124)</b>	<b>2,350</b>	<b>1,442</b>
<b>UTILITIES</b>								
Electricity - Street Lights	3,506	3,605	99	14,007	14,420	413	43,260	29,253
Electricity - Rec Center	435	538	103	2,073	2,153	80	6,458	4,385
Electricity - Entry	16	40	24	122	161	39	483	361
Telephone	355	389	34	1,403	1,558	155	4,673	3,270
Water and Sewer	76	117	41	321	466	145	1,398	1,077
Water - Irrigation System	169	1,148	979	1,202	4,590	3,388	13,770	12,568
<b>TOTAL UTILITIES</b>	<b>4,557</b>	<b>5,837</b>	<b>1,280</b>	<b>19,128</b>	<b>23,348</b>	<b>4,220</b>	<b>70,042</b>	<b>50,914</b>
<b>OTHER</b>								
Property Taxes							75	75
Insurance	1,277	1,386	109	5,110	5,545	435	16,636	11,526
Community Events	525	417	(108)	5,971	1,667	(4,304)	5,000	(971)
YOM/Christmas Decorations		583	583		2,333	2,333	7,000	7,000
Internet/Web Services	188	175	(13)	413	700	287	2,100	1,687
Bad Debts	50		(50)	1,619		(1,619)	39,795	38,176
Capital Reserve Allocation							1,713	1,713
<b>TOTAL OTHER</b>	<b>2,040</b>	<b>2,561</b>	<b>521</b>	<b>13,113</b>	<b>10,245</b>	<b>(2,868)</b>	<b>72,319</b>	<b>59,206</b>
<b>TOTAL EXPENSES</b>	<b>33,858</b>	<b>26,831</b>	<b>(7,027)</b>	<b>131,745</b>	<b>107,317</b>	<b>(24,428)</b>	<b>363,520</b>	<b>231,775</b>
<b>SURPLUS (DEFICIT)</b>	<b>(3,329)</b>	<b>3,463</b>	<b>(6,792)</b>	<b>(8,988)</b>	<b>13,858</b>	<b>(22,846)</b>	<b>1</b>	<b>(8,989)</b>

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