

**THE BOARD OF DIRECTORS OF SETTLERS VILLAGE COMMUNITY
IMPROVEMENT ASSOCIATION, INC. HELD THEIR REGULAR BOARD OF
DIRECTORS MEETING ON THURSDAY, SEPTEMBER 16, 2021, VIA Conference
call (425)436-6374 – access code 596689**

<https://join.freeconferencecall.com/crestsunni>

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 6:30pm by Kim Rodgers, President. The Agenda was adopted as presented.

MINUTES

The minutes of the August 5, 2021 meeting were reviewed and unanimously approved as presented.

Homeowner open Forum and Guests.

None

FINANCIALS

The Financials were presented to the Board. As of August 31, 2021, there was a total cash balance of \$767,147.54 in the operating account, the capital reserve account had a balance of \$214,262.98 Account receivables were \$133,642.77 noting that 2021 accounts receivables were 25,295.51

BUSINESS

Ratify Decisions made between Meetings:

The Board will consider and vote on approving the 2022 budget

A motion was made to approve the 2021 budget, the motion was seconded, voted on and approved.

The Board will consider and vote on setting the 2022 assessment rate

A motion was made to set the 2022 assessment rate at \$318.00. The motion was seconded, voted on and approved.

2022 Pool Contract was presented to the Board. A motion was made to end the pool season after labor day due to the low amounts of swimmers going to the pool, seconded and all in favor. The Contract was approved based on removing the weekends after labor day. Ms. West will ask for a new contract for the Board to sign reflecting to show the weekends were removed.

Landscape bid was presented to the Board. A motion was made to accept the landscape contract with a 5% increase, seconded and all in favor.

2021 Legislative Policies - The Board will consider and vote on adopting a Security Measures Policy, Display of Religious Items Policy, Bid Solicitation Policy, and Texas Property Code Chapter 209 Hearing Policy – this was tabled till next meeting.

The Clubhouse will remain closed for rentals due to COVID.

2021 Annual Meeting will be held virtual.

Pool replaster bids were presented to the Board. The Board requested a meeting to be set up with these vendors so they can ask questions. Ms. West will set up the meeting.

MANAGEMENT REPORT

Collections – None .

Deed Restriction Violation – A motion was made to send the following accounts to the law firm for deed restriction violation. Account number 2620316057, repair/replace broken or missing fence pickets at right. Account number 2620214002 clean the mildew on the left side of your house, seconded, voted on and approved.

Additional Business – none

SCHEDULING OF NEXT BOARD MEETING:

To be announced later

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

02-10-2022

Date