

THE BOARD OF DIRECTORS OF SETTLERS VILLAGE HOMEOWNERS ASSOCIATION, INC.
HELD A BOARD OF DIRECTORS MEETING ON THURSDAY, SEPTEMBER 26, 2019 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

ABSENT: Director Tulibelle Igartua-Martinez

ALSO, PRESENT: Sunni West with Crest Management.

CALL TO ORDER/QUORUM:

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

MINUTES:

The minutes of the May 23, 2019 meeting were reviewed and approved

FINANCIALS:

Agent reviewed the August 31, 2019 financials.

HOMEOWNER/GUEST FORUM:

One homeowner attended the meeting. No questions were asked.

BUSINESS:

Ratifications of decisions made between meetings:
Extend Swim Session to end of September – weekends only \$2,763.19
Sand Replacement at pool - \$4,690.83
Replace pump 1 - \$1,361.98

2020 Budget and 2020 Assessment Rate:

The Board reviewed the 2020 budget and a motion was made to accept the 2020 budget with no increase to the assessments, seconded and all in favor. Motion carried to approve the budget with no increase.

National Night Out is all set for October 1, 2019. Vendors are lined up.

Annual Meeting mailout was presented to the Board. A motion was made to accept the mailout and set the date for the Annual Meeting for Wednesday, November 6, 2019. Second and all in favor. Mailout will take place in October.

Initiation of Collection Actions, Foreclosure Actions and Deed Restriction Enforcement Actions

Collections – A motion was made to turn accounts 2620316013, 2620318019, and 2620503059 over to the Association's attorney to collect the delinquent amounts due on the assessment account of the property through lawsuit and foreclosure if necessary, the motion was seconded, coted on and approved.

Deed Restriction Violation – A motion was made to turn account number 2620214002 over to the Association's attorney to clean the mildew from the home through lawsuit if necessary, the motion was seconded, voted on and all approved.

A motion was made to turn account number 2620209014 over to the Association's attorney to remove the inoperable vehicle from the home through lawsuit if necessary, the motion was seconded voted on and all approved.

A motion was made to turn account number 2620205077 over to the Association's attorney to paint the trim on the house through lawsuit if necessary, the motion was seconded, voted on and all approved.

A motion was made to turn account number 26201RP04007 over to the Association's attorney to paint the trim on the house through lawsuit if necessary, the motion was seconded, voted on and all approved.

A motion was made to turn account number 2620319009 over to the Association's attorney to paint the trim at the front through lawsuit if necessary, the motion was seconded, voted on and all approved.

Additional Business – Board approved to not renew Ryan's Landscaping and approved the bid for Mario's Landscaping.

Scheduling of next Board Meeting:

Board will vote by email when to hold the next Board meeting.

Executive Session:

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

ADJOURNMENT:

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

APPROVED:

2/13/2020
Date


Board Member

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

DATE: Thursday, September 26, 2019
TIME: 6:30p.m.
PLACE: Settlers Village Clubhouse
6700 Settlers Village
Katy, TX 77449

AGENDA

Open Session – 6:30 p.m.

1. Call to Order and Adoption of Agenda
2. Approval of Minutes – May 23, 2019
3. Financial Report -
4. Homeowner Open Forum and Guests
5. **Business**
 - Ratify Decisions Made Between Meetings
 - Extend swim season till September 30th Weekend only \$2,763.19
 - Sand replacement at pool – TAE \$4,690.83
 - Replaced pump 1 – TAE - \$1,361.98
 - 2020 Budget – Board vote to approve
 - 2020 Assessment rate – Board vote to set 2020 rate
 - National Night Out – October 1, 2019
 - Annual Meeting – Wednesday, November 6, 2019
 - Initiation of Collection Actions, Foreclosure Actions and Deed Restriction Enforcement Actions
 - Additional Business
6. **Scheduling of Next Board Meeting**
 - Annual Meeting November 6, 2019
 - Board Meeting will be set for February 2020
7. Adjournment into Executive Session

EXECUTIVE SESSION

- I. 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
August 31, 2019

Assets:

Cash

Mutual of Omaha - Operating	\$	320,707.57	
New First - Recreation Center		30,234.84	
New First - MMKT		13,619.22	
NewFirst Op CD (11/07/19)		203,920.03	
NewFirst Op CD (02/06/20)		61,743.79	
NewFirst Op CD (02/06/20)		56,315.93	
Total Cash	\$		686,541.38

Reserve Funds

New First - Reserve		142,690.91	
Total Reserve Funds			142,690.91

Assessment Receivables

2013 Maintenance Fees		288.00	
2014 Maintenance Fees		582.40	
2015 Maintenance Fees		1,755.92	
2016 Maintenance Fees		6,101.13	
2017 Maintenance Fees		10,597.55	
2018 Maintenance Fees		16,787.33	
2019 Maintenance Fees		45,124.34	
Finance Charges		13,132.23	
Collection Costs		13,999.39	
Legal Fees		21,383.61	
Deed Restriction Legal Fees		18,791.90	
Deed Restriction Fees		1,128.88	
Total Assessment Receivables			149,672.68

Settlers Village CIA
Balance Sheet
August 31, 2019

Other Assets

Prepaid Insurance	\$	11,193.75		
Total Other Assets			\$	11,193.75
Total Assets			\$	990,098.72

Liabilities:

Accounts Payable	\$	9,890.29		
Prepaid Assessments		3,609.43		
Deferred Maintenance Fees		119,432.22		
Total Liabilities			\$	132,931.94

Equity:

Reserve Funds				
Capital Reserves		142,690.91		
Total Reserve Funds				142,690.91

Members Equity

Members Equity		672,669.38		
Current Year Surplus (Deficit)		41,806.49		
Total Members Equity				714,475.87

Total Liabilities and Equity			\$	990,098.72

Settlers Village CIA
STATEMENT OF REVENUES & EXPENSES
For 8 Months Ended August 31, 2019

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

Maintenance Fees	29,858	27,136	(2,722)	238,864	217,088	(21,776)	325,632	86,768
Maintenance Fees - Commercial		2,696	2,696		21,565	21,565	32,347	32,347
Interest on Unpaid Assessments	588	300	(288)	6,177	2,400	(3,777)	3,600	(2,577)
Interest Earned on Investments	327	83	(244)	2,557	664	(1,893)	1,000	(1,557)
Amenity Rental Fees	250	83	(167)	750	664	(86)	1,000	250
Recycling Income		8	8	7	64	57	100	93
Miscellaneous Income				(318)		318		318
Interest - Recreation Center		8	8	147	67	(80)	100	(47)
TOTAL REVENUE	31,023	30,314	(709)	248,184	242,512	(5,672)	363,779	115,595
EXPENSES:								

ADMINISTRATIVE								

Administrative Contract	2,700	2,600	(100)	21,315	20,800	(515)	31,200	9,885
Office Supplies		17	17	107	133	26	200	93
Copies	104	167	63	1,791	1,336	(455)	2,000	209
Postage & Delivery	354	500	146	5,239	4,000	(1,239)	6,000	761
Community Mailouts		167	167	937	1,333	396	2,000	1,063
Meetings					50	50	100	100
Administrative Notices							3,138	3,138
Deed Restriction Expenses	525	125	(400)	2,100	1,000	(1,100)	1,500	(600)
Record Storage/Management	15		(15)	105		(105)		(105)
Distribution				500		(500)		(500)
TOTAL ADMINISTRATIVE	3,698	3,576	(122)	32,094	28,652	(3,442)	46,138	14,044
PROFESSIONAL SERVICES								

Legal - Corporate		83	83	202	667	465	1,000	798
Legal - Collections		1,000	1,000	3,591	8,000	4,409	12,000	8,409
Legal Coll - Billed to Owners				(3,591)		3,591		3,591
Legal - Deed Restrictions		167	167	2,484	1,333	(1,151)	2,000	(484)
Legal DR - Billed to Owners				(2,484)		2,484		2,484
Tax Preparation & Audit				450	1,000	550	1,000	550
TOTAL PROFESSIONAL SERVICES		1,250	1,250	652	11,000	10,348	16,000	15,348

Settlers Village CIA
STATEMENT OF REVENUES & EXPENSES
For 8 Months Ended August 31, 2019

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

Landscape Contract	5,792	1,667	(4,125)	23,810	13,336	(10,474)	20,000	(3,810)
Landscape Extras		250	250	5,569	2,000	(3,569)	3,000	(2,569)
Landscape - Pipeline Easement		312	312	3,530	2,496	(1,034)	3,744	214
Irrigation Repairs	354	417	63	2,261	3,333	1,072	5,000	2,739
Force Mows		83	83	1,550	667	(883)	1,000	(550)
Force Mows Billed to Owners				(1,200)		1,200		1,200
TOTAL GROUNDS MAINTENANCE	6,146	2,729	(3,417)	35,520	21,832	(13,688)	32,744	(2,776)

MAINTENANCE & REPAIRS								

General Maintenance & Repairs	5,413	250	(5,163)	13,724	2,000	(11,724)	3,000	(10,724)
Pest Control	948	192	(756)	2,497	1,536	(961)	2,300	(197)
Site Signs		8	8		64	64	100	100
Flag Maintenance		21	21	234	167	(67)	250	16
Vandalism Expenses		42	42		336	336	500	500
Building Maintenance & Repairs	818	83	(735)	3,062	664	(2,398)	1,000	(2,062)
Entry Maintenance		42	42	455	336	(119)	500	45
TOTAL MAINTENANCE & REPAIRS	7,179	638	(6,541)	19,972	5,103	(14,869)	7,650	(12,322)

AMENITY MAINTENANCE								

Community Center Expenses	325	417	92	2,135	3,336	1,201	5,000	2,865
Playground Repairs & Maint.	240	167	(73)	240	1,333	1,093	2,000	1,760
TOTAL AMENITY MAINTENANCE	565	584	19	2,375	4,669	2,294	7,000	4,625

POOL MAINTENANCE								

Pool Contract	6,519	2,833	(3,686)	28,484	22,664	(5,820)	34,000	5,516
Pool Maint & Repairs	275	417	142	11,697	3,333	(8,364)	5,000	(6,697)
Pool Tags & Equipment		100	100	2,054	800	(1,254)	1,200	(854)
TOTAL POOL MAINTENANCE	6,794	3,350	(3,444)	42,235	26,797	(15,438)	40,200	(2,035)

Settlers Village CIA
STATEMENT OF REVENUES & EXPENSES
For 8 Months Ended August 31, 2019

	AUG ACTUAL	AUG BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
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SECURITY EXPENSES								

Security Camera Maintenance		42	42	4,348	333	(4,015)	500	(3,848)
Alarm Monitoring	27	42	15	244	333	89	500	256
TOTAL SECURITY EXPENSES	27	84	57	4,592	666	(3,926)	1,000	(3,592)

UTILITIES								

Electricity - Street Lights	8,177	4,333	(3,844)	32,898	34,667	1,769	52,000	19,102
Electricity - Rec Center	1,139	617	(522)	4,295	4,933	638	7,400	3,105
Electricity - Entry	34	26	(8)	129	207	78	310	181
Telephone	312	317	5	2,905	2,533	(372)	3,800	895
Water and Sewer	274	182	(92)	1,445	1,456	11	2,184	739
Water - Irrigation System	2,439	500	(1,939)	6,832	4,000	(2,832)	6,000	(832)
TOTAL UTILITIES	12,375	5,975	(6,400)	48,504	47,796	(708)	71,694	23,190

OTHER								

Property Taxes							10	10
Bank Fees		5	5		40	40	60	60
Insurance	1,244	1,333	89	10,173	10,667	494	16,000	5,827
Community Events	375	833	458	6,296	6,667	371	10,000	3,704
YOM/Christmas Decorations		125	125	1,537	1,000	(537)	1,500	(37)
Internet/Web Services	783	63	(720)	1,569	500	(1,069)	750	(819)
Miscellaneous	152	42	(110)	152	336	184	500	348
Bad Debts	60	3,625	3,565	711	29,000	28,289	43,500	42,789
Capital Reserve Allocation							69,033	69,033
TOTAL OTHER	2,614	6,026	3,412	20,438	48,210	27,772	141,353	120,915

TOTAL EXPENSES	39,398	24,212	(15,186)	206,382	194,725	(11,657)	363,779	157,397

SURPLUS (DEFICIT)	(8,375)	6,102	14,477	41,802	47,787	5,985	-----	(41,802)
