

**THE BOARD OF DIRECTORS OF SETTLERS VILLAGE HOMEOWNERS ASSOCIATION, INC.
HELD A BOARD OF DIRECTORS MEETING ON WEDNESDAY, September 5, 2018 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, and Director Kathy Cones

Absent Director Rick Davenport and Director Tulibelle Igartua-Martinez

ALSO, PRESENT: Sunni West with Crest Management.

CALL TO ORDER/QUORUM:

The meeting was called to order at 6:36 p.m. by Director Rogers. The agenda was unanimously approved and adopted as presented.

MINUTES:

The minutes of the May 2, 2018 meeting were reviewed and approved

FINANCIALS:

The Crest Manager reviewed the July 31, 2018 financials.

HOMEOWNER/GUEST FORUM:

Eleven (11) homeowners attended the Board meeting to address some issues and concerns.

Noise issues from the businesses behind (West side) of Settlers Village is very loud. Not much the HOA can do to ask them to keep down the noise, but Homeowners were invited to attend the MUD 105 Board Meetings and ask if they would consider building a sound barrier wall. MUD 105 meets on the 3rd Monday, where you pay your water bill in person on Mason Road.

Some yards and Houses were talked about and the backyards needed to be addressed. HOA cannot go into a back yard and this issue must be address with Harris County Neighborhood Nuisance. Ms. West provided phone number 713-274-6300, and Homeowners could report back yards that are overgrown.

Homeowners want the newsletter to come back. Board requested volunteers to help with writing articles for the newsletter. The newsletter went away because nobody wanted to write the articles or help. Information is online at www.settlersvillagehoa.com and that website is run by a volunteer or they can go to www.crest-management.com and go to the Settlers Village page. All documents are listed on both websites. Homeowners still wanted mailouts to be done for all Board Meetings. They don't drive by the LED sign at the clubhouse every day and they want the signs to be placed out as well. They feel that they are not given enough notice about Board Meetings. Ms. West explained that if they register with Crest Management, they will receive an email blast 96 hours before the next Board Meeting. The State Law require 72, however; Crest Management does a 96 hours' notice. Board also put the notice on the LED Sign as well. They will put the signs back out before each meeting. Ms. West explained the cost was around \$1,500 to do a mailout.

There was a street sign that was down on Pleasant Stream and Ms. West will report this to Harris County. They are the ones who fix street signs, road and any other traffic issue. The HOA has no authority on the streets. If cars are parked the wrong way, no tags, sitting on flats, blocking your driveway or mailbox please call Harris County Sheriff's at 713-221-6000 and press 6 to get dispatch. If there are 18 wheels parked on the streets between 10:00pm and 6:00am call 713-221-6000 to report them. If Heavy trucks are cutting though Settlers Village to get to the new

subdivision on the other side, you can report this to Harris County Commissioner Precinct 3 at 281-463-6300. Homeowners said that there were cars parked in driveway with no tags and never move. Ms. West asked if they were on blocks, jacks, flat tires, wrecked car or on ramps? Homeowners said no, but they had expired tags on them. Ms. West explained to the Homeowners that the HOA has to prove that they do not run or the HOA will lose in Court.

Two homeowners said they wanted to volunteer to help the Board. They will get with Ms. West

BUSINESS:

Ratifications of decisions made between meetings:

Replaced existing park lights with LED lights \$5,034

Install new 20' pole with 2 LED lights \$7,077.75

Install 2 new Circuits \$324.75

Install new outlets on outside of building for events \$1,586.67

Order circuit box and 100' cord to use at all events \$838.67

Remove bushes and trees by Parking lot \$800.000

Force mow yards

Community Events: National Night out will be on October 2, 2018 from 6:00 – 9:00pm

The Collection and Deed Restriction Enforcement Actions reports were presented.

Two Deed Restriction accounts were approved to be sent to the Law office. #26201RP03032 and #26201RP02019.

The pool tags will be handled by Crest Management next year. The Board will still do two weekends at the Clubhouse but next year that will be able to go online and request pool tags. A Mailout with all the information will go out in March 2019.

Two pool contracts were looked at and they need to meet with the Board on another date. Ms. West will work on the date.

The next Board Meeting will be the Annual HOA Meeting – date has not been set.

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:

2/7/19

Date



Board Member

Settlers Village Homeowners Association, Inc.
Board of Directors Meeting

DATE: Wednesday, September 5, 2018
TIME: 6:30 p.m.
PLACE: Settlers Village Clubhouse
6700 Settlers Village Drive
Katy, Texas 77449

AGENDA

- I. Call to Order
- II. Homeowner Open Forum
- III. Approval of Minutes
 - A. May 2, 2018
- IV. Financial Report
 - A. July 2018
- V. Business
 - A. Ratifications of Decisions Made Between Board Meetings-
Replace existing park lights to LED lights \$5,034.00
Install new 20' pole with 2 LED lights \$7,077.75
Install 2 new Circuits \$324.75
Install new outlet on outside of Building of events \$1,586.67
Order box and 100' cord to use all at events \$838.67
Remove bushes and trees by parking lot \$800.00
Force Mow Yards
 - B. Community Events - National Night Out Update
 - C. Pool Company - Bids for New Pool Company
 - D. Collection & Deed Restriction Enforcement Actions
The Board will consider a vote on turning delinquent accounts / Deed Restrictions Issues over the Association's attorney to pursue through foreclosure if necessary.
 - E. Other business
- VI. Scheduling of Next Board Meeting - November Annual Board Meeting
Budget Workshop - ?
- VII. Adjourn to Executive Session (if necessary)
Legal Status Report