

**THE BOARD OF DIRECTORS OF SETTLERS VILLAGE COMMUNITY  
IMPROVEMENT ASSOCIATION, INC. HELD THEIR REGULAR BOARD OF  
DIRECTORS MEETING ON THURSDAY, SEPTEMBER 15, 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 6:30pm by Kim Rodgers, President. The agenda was adopted as presented.

**MINUTES**

The minutes of the June 16, 2022, meeting was reviewed and unanimously approved as presented.

Homeowner open Forum and Guests.

Two (4) owners were present in the meeting. Some issues with cars parked on lawns and they are on flats. Ms. West asked them to send them the addresses so letters can be mailed out. Ms. West called in some streetlights that were reported out. Owners informed Crest that the Website needs to be updated. Ms. West will be with the vendor that manages the website. They only update it when requested.

**FINANCIALS**

The Financials were presented to the Board. As of August 31, 2022, there was a total cash balance of \$665,027.40 in the operating account, the capital reserve account had a balance of \$214,765.42 Account receivables were \$147,101.93 noting that 2022 account receivables were \$38,431.49.

**BUSINESS**

Ratify Decisions made between Meetings:

Add Irrigation to the back park behind the pool area

Trim Bushes

Add desserts to National Night out

**2023 Pool Contracts**

Ms. West presented 3 bids to the Board. A motion was made to accept the bid from American Pools for \$47,150.00, seconded and all in favor. The Board wants to speak with the owner, supervisor, and lifeguards next year before the pool opens up. To many issues this year and this was due to lack of lifeguards.

**Security Cameras**

Two bids were presented to the Board from Benitez to order internet service for all 3 locations. This includes maintenance service plan, internet network antenna at the clubhouse and network router. A motion was made to accept the bids, seconded and all in favor.

**The Board will consider and vote on approving the 2023 budget**

The Board added and revised some amounts on the budget. A motion was made to

accept the Budget as the revision made, seconded and all in favor.

**The Board will consider and vote on setting the 2023 Assessment rate.**

A motion was made to keep the assessment rate the same, seconded and all in favor.

Annual Meeting is set for November 10, 2022, at 6:30pm at the Clubhouse

Breakfast with Santa – December 10, 2022, at the Clubhouse

## **MANAGEMENT REPORT**

**Collections** – A motion was made to move forward and foreclose on account #2620503047 for nonpayment, 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. 26201RP03042 repair/replace broken or missing fence pickets at the left. 26201RP03041 repair/replace broken or missing fence pickets at the right. 2620214002 clean the mildew, residue and/or discoloration from your home at the left. 2620213035 clean the mildew, residue and/or discoloration from your home at the right. 2620214017 store trailer out of public view, 2620218005 store trailer out of public view, 2620317013 repair/replace broken or missing fence pickets at the left and right. 2620205101 store inoperable vehicle out of public view. 2620205063 repair/replace broken or missing fence pickets at right. 2620315020 store all miscellaneous items at the left side of home. 2620322002 paint/clean garage doors seconded and all in favor.

Additional Business – none

**SCHEDULING OF NEXT BOARD MEETING:**

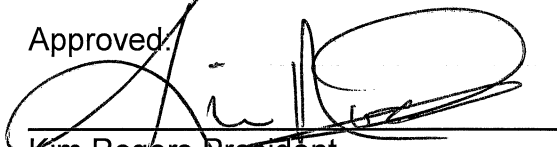
TBD at the Clubhouse

**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 - President

10-27-22  
\_\_\_\_\_  
Date

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

DATE: Thursday, September 15, 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 – June 16, 2022
3. Financial Report -
4. Homeowner Open Forum and Guests
5. **Business**
  - Ratify Decisions Made Between Meetings
  - Add irrigation to the back park behind the pool area
  - Trim bushes
  - Add desserts for the National Night out
  
  - National Night Out – Tuesday, October 4, 2022 6:00pm Settlers Village Clubhouse. Food has been ordered, Moonwalks, petting zoo, live DJ, face painter, balloon artist. Mario will need to put up the banners before the event (banners are in the office)
  
  - 2023 Pool contracts will be presented to the Board.
  
  - Bids from Benitez – Security Cameras
  
  - The Board will consider and vote on approving the 2023 Budget
  
  - The Board will consider and vote on setting the 2023 Assessment rate.
  
  - Annual Meeting is set for November 10, 2022 at 6:30pm at the Clubhouse
  
  - Breakfast with Santa – December 10, 2022 at the Clubhouse
  
  - Vacant lot – new world – removal one tree per month
  
  - 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  
August 31, 2022

Assets:

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Cash

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CIT - Operating (.05%)	\$	142,571.04	
CIT - Premium Sweep (.10%)		150,631.73	
CIT - Petty Cash (.05%)		3,000.58	
New First - Rec Center (.29%)		30,453.02	
New First - MMKT (.15%)		13,660.39	
NewFirst Op CD 02/02/23 (.85%)		205,442.02	
NewFirst Op CD 02/02/23 (.85%)		62,376.02	
NewFirst Op CD 02/02/23 (.85%)		56,892.60	
Total Cash	\$		665,027.40

Reserve Funds

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New First - Reserve (.59%)		214,765.42	
Total Reserve Funds			214,765.42

Assessment Receivables

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2014 Maintenance Fees		242.00	
2015 Maintenance Fees		636.00	
2016 Maintenance Fees		954.00	
2017 Maintenance Fees		978.00	
2018 Maintenance Fees		1,726.00	
2019 Maintenance Fees		2,829.30	
2020 Maintenance Fees		4,787.20	
2021 Maintenance Fees		11,003.87	
2022 Maintenance Fees		38,431.49	
Finance Charges		16,199.65	
Collection Costs		12,500.81	
Legal Fees		42,743.79	
Deed Restriction Legal Fees		9,729.93	
Deed Restriction Fees		4,339.89	
Total Assessment Receivables			147,101.93

Settlers Village CIA  
Balance Sheet  
August 31, 2022

Other Assets

Prepaid Insurance	\$	10,766.68	
Total Other Assets	\$	10,766.68	
Total Assets	\$	1,037,661.43	

Liabilities:

Accounts Payable	\$	5,575.44	
Prepaid Assessments		6,849.21	
Deferred Maintenance Fees		119,316.74	
Total Liabilities	\$	131,741.39	

Equity:

Reserve Funds			
Capital Reserves		214,765.42	
Total Reserve Funds		214,765.42	
Members Equity			
Members Equity		736,778.92	
Current Year Surplus (Deficit)		(45,624.30)	
Total Members Equity		691,154.62	
Total Liabilities and Equity	\$	1,037,661.43	

Settlers Village CIA  
STATEMENT OF REVENUES & EXPENSES  
For 8 Months Ended August 31, 2022

	AUG ACTUAL	AUG BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
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REVENUE:								
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Maintenance Fees	27,136	27,136		217,088	217,088		325,632	(108,544)
Maintenance Fees - Commercial	2,693	2,693		21,546	21,546		32,319	(10,773)
Interest on Unpaid Assessments	503	375	128	5,485	3,000	2,485	4,500	985
Interest Earned on Investments	21	42	(21)	191	333	(142)	500	(309)
Amenity Rental Fees	250	42	208	500	333	167	500	
Recycling Income	7	2	5	30	13	17	20	10
Interest - Recreation Center	8	4	4	36	33	3	50	(14)
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TOTAL REVENUE	30,618	30,294	324	244,876	242,346	2,530	363,521	(118,645)
EXPENSES:								
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ADMINISTRATIVE								
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Administrative Contract	3,000	2,975	(25)	23,700	23,800	100	35,700	12,000
Office Supplies	1	42	41	124	333	209	500	376
Copies	129	292	163	1,789	2,333	544	3,500	1,711
Postage & Delivery	250	583	333	5,721	4,667	(1,054)	7,000	1,279
Community Mailouts		167	167	1,409	1,333	(76)	2,000	591
Administrative Notices		344	344	2,749	2,749	2,749	4,124	4,124
Deed Restriction Expenses	195	167	(28)	1,040	1,333	293	2,000	960
Record Storage/Management	30	30		240	240		360	120
ACC Review	450	350	(100)	2,925	2,800	(125)	4,200	1,275
Pool Tag Distribution		42	42	500	333	(167)	500	
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TOTAL ADMINISTRATIVE	4,055	4,992	937	37,448	39,921	2,473	59,884	22,436
PROFESSIONAL SERVICES								
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Legal - Corporate	8	167	159	2,119	1,333	(786)	2,000	(119)
Legal - Collections	1,512	1,333	(179)	11,810	10,667	(1,143)	16,000	4,190
Legal Coll - Billed to Owners	(1,512)		1,512	(11,810)		11,810		11,810
Legal - Deed Restrictions		83	83	1,423	667	(756)	1,000	(423)
Legal DR - Billed to Owners				(1,423)		1,423		1,423
Tax Preparation & Audit		83	83	450	667	217	1,000	550
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TOTAL PROFESSIONAL SERVICES	8	1,666	1,658	2,569	13,334	10,765	20,000	17,431

Settlers Village CIA  
STATEMENT OF REVENUES & EXPENSES  
For 8 Months Ended August 31, 2022

	AUG ACTUAL	AUG BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
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<b>GROUNDS MAINTENANCE</b>								
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Landscape Contract	3,850	3,850		30,800	30,800		46,200	15,400
Landscape Extras	3,500	1,250	(2,250)	34,600	10,000	(24,600)	15,000	(19,600)
Irrigation Repairs	4,500	417	(4,083)	8,469	3,333	(5,136)	5,000	(3,469)
Force Mows		292	292	1,300	2,333	1,033	3,500	2,200
Force Mows Billed to Owners				(1,300)		1,300		1,300
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>11,850</b>	<b>5,809</b>	<b>(6,041)</b>	<b>73,869</b>	<b>46,466</b>	<b>(27,403)</b>	<b>69,700</b>	<b>(4,169)</b>
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<b>MAINTENANCE &amp; REPAIRS</b>								
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General Maintenance & Repairs		667	667	16,950	5,333	(11,617)	8,000	(8,950)
Pest Control	1,102	375	(727)	3,230	3,000	(230)	4,500	1,270
Site Signs		17	17	580	133	(447)	200	(380)
Flag Maintenance	379	31	(348)	795	250	(545)	375	(420)
Building Maintenance & Repairs		167	167		1,333	1,333	2,000	2,000
Entry Maintenance		83	83		667	667	1,000	1,000
<b>TOTAL MAINTENANCE &amp; REPAIRS</b>	<b>1,481</b>	<b>1,340</b>	<b>(141)</b>	<b>21,555</b>	<b>10,716</b>	<b>(10,839)</b>	<b>16,075</b>	<b>(5,480)</b>
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<b>AMENITY MAINTENANCE</b>								
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Community Center Expenses	600	417	(183)	20,027	3,333	(16,694)	5,000	(15,027)
Playground Repairs & Maint.		250	250	5,700	2,000	(3,700)	3,000	(2,700)
<b>TOTAL AMENITY MAINTENANCE</b>	<b>600</b>	<b>667</b>	<b>67</b>	<b>25,727</b>	<b>5,333</b>	<b>(20,394)</b>	<b>8,000</b>	<b>(17,727)</b>
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<b>POOL MAINTENANCE</b>								
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Pool Contract	4,087	3,154	(933)	33,781	25,233	(8,548)	37,850	4,069
Pool Maint & Repairs		417	417	10,651	3,333	(7,318)	5,000	(5,651)
Pool Tags & Equipment		192	192	7,509	1,533	(5,976)	2,300	(5,209)
<b>TOTAL POOL MAINTENANCE</b>	<b>4,087</b>	<b>3,763</b>	<b>(324)</b>	<b>51,941</b>	<b>30,099</b>	<b>(21,842)</b>	<b>45,150</b>	<b>(6,791)</b>
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Settlers Village CIA  
STATEMENT OF REVENUES & EXPENSES  
For 8 Months Ended August 31, 2022

	AUG ACTUAL	AUG BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
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<b>SECURITY EXPENSES</b>								
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Security Camera Maintenance		167	167	9,800	1,333	(8,467)	2,000	(7,800)
Alarm Monitoring	27	29	2	216	233	17	350	134
<b>TOTAL SECURITY EXPENSES</b>	<b>27</b>	<b>196</b>	<b>169</b>	<b>10,016</b>	<b>1,566</b>	<b>(8,450)</b>	<b>2,350</b>	<b>(7,666)</b>
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<b>UTILITIES</b>								
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Electricity - Street Lights	3,407	3,605	198	27,839	28,840	1,001	43,260	15,421
Electricity - Rec Center	543	538	(5)	4,162	4,305	143	6,458	2,296
Electricity - Entry	16	40	24	187	322	135	483	296
Telephone	357	389	32	3,358	3,115	(243)	4,673	1,315
Water and Sewer	162	117	(45)	886	932	46	1,398	512
Water - Irrigation System	3,336	1,148	(2,188)	9,766	9,180	(586)	13,770	4,004
<b>TOTAL UTILITIES</b>	<b>7,821</b>	<b>5,837</b>	<b>(1,984)</b>	<b>46,198</b>	<b>46,694</b>	<b>496</b>	<b>70,042</b>	<b>23,844</b>
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<b>OTHER</b>								
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Property Taxes							75	75
Insurance	1,346	1,386	40	10,493	11,091	598	16,636	6,143
Community Events		417	417	8,294	3,333	(4,961)	5,000	(3,294)
YOM/Christmas Decorations		583	583		4,667	4,667	7,000	7,000
Internet/Web Services	75	175	100	713	1,400	687	2,100	1,387
Bad Debts				1,676		(1,676)	39,795	38,119
Capital Reserve Allocation							1,713	1,713
<b>TOTAL OTHER</b>	<b>1,421</b>	<b>2,561</b>	<b>1,140</b>	<b>21,176</b>	<b>20,491</b>	<b>(685)</b>	<b>72,319</b>	<b>51,143</b>
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<b>TOTAL EXPENSES</b>	<b>31,350</b>	<b>26,831</b>	<b>(4,519)</b>	<b>290,499</b>	<b>214,620</b>	<b>(75,879)</b>	<b>363,520</b>	<b>73,021</b>
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<b>SURPLUS (DEFICIT)</b>	<b>(732)</b>	<b>3,463</b>	<b>(4,195)</b>	<b>(45,623)</b>	<b>27,726</b>	<b>(73,349)</b>	<b>1</b>	<b>(45,624)</b>
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