

**MINUTES OF THE
MEETING OF THE BOARD OF DIRECTORS OF
WILLIAMSBURG SETTLEMENT MAINTENANCE ASSOCIATION, INC.
FEBRUARY 18, 2025**

A meeting of the Board of Directors of the Williamsburg Settlement Maintenance Association, Inc. was held on Tuesday, February 18, 2025, at 6:00 P.M. at the Williamsburg Settlement clubhouse, 1602 Hoyt, Katy, Texas 77449.

ATTENDANCE

Board Members present were Heather Colkos, Dave Ellis, Sachie Etherington, James Kelley, Bill Petry and Chris Schweigert. John Martin was absent.

Also, in attendance was Maggie M., CMCA, AMS, representing Crest Management.

With a quorum being established, the meeting was called to order at 6:02 P.M.

SECRETARY REPORT – APPROVAL OF MINUTES

The minutes from January 30, 2025, board meeting were presented, and a motion was made, seconded, and unanimously carried to accept the minutes without change.

HOMEOWNER CONCERNS

There was 1 homeowner in attendance at this month's meeting.

COMMITTEE REPORTS

Welcoming of New Residents – Sachi Etherington reported that five new residents have joined our community this year. Two of the new residents still need to have welcome letters delivered.

FINANCIAL REVIEW

Dave Ellis presented a report of January 31, 2025, financials. As of this date, the money in the bank totaled \$1,354,755.54. This figure includes checking and Account Registry CDs (CDAR)s which together constitute the funds required to cover both operating expenses and the necessary reserve to fund maintenance and replacement of the Association's capital assets. The delinquency total as of January 31, 2025, was \$179,325.22.

OLD BUSINESS

A. Status of Completed and Ongoing Projects

- a. Entrance Monument Refurbishing – Following the major repairs to the Christopher Wren monument after the October vehicle accident, for which the Association has now received reimbursement from the driver's insurance company, the monuments at the remaining three were power washed on January 24 to bring them to the same standard. To complete this work, starting on February 24, one of our residents will be repainting the scripts. Dave Ellis reported that there have been several electrical issues with the floodlighting, all of which have now been repaired.
- b. Perimeter Fence Repairs – Bill Petry reported that the repair at the Earl of Dunmore entrance has been completed.

- B. 2025 Community Events** – Heather Colkos reported that there will be an Easter event held on April 19, 2025, a Mother's Day brunch on May 10, 2025, and a possible car show to be held either early spring or late fall. Discussion on a Father's Day event as well as several other ideas were discussed.

NEW BUSINESS

- A. Consider and Vote on Deed Restriction Enforcement Actions** – Maggie M. reviewed the Enforcement Action Report with the Board. After review, a motion was made, seconded, and carried to approve sending accounts 2530103024, 2530207010, 253027019, 2530102016 to the attorney for enforcement.

- B. Other New Business** – Dave Ellis reported that he has been notified that MUD 61 will be withdrawing the long-standing procedure of making the monthly HCSO patrol security reports available within a few days of the beginning of the following month. Future reports will be now withheld until after the MUD 61 board meetings, which are not held until the fourth Tuesday. As these reports are the basis of the Settlement security activity summaries which are prepared, posted and emailed to our registered residents, this delay will prevent the dissemination of timely security data. Dave has requested legal justification for this change from the MUD 61 attorney.

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ADJOURNMENT TO EXECUTIVE SESSION – With no further business to come before the board, the meeting was adjourned into executive session at 6:42 P.M.

Attorney Actions – Maggie M. reviewed the Attorney Action Report with the Board. There was no action to be taken this month.

Delinquencies – Four accounts remain on the trash suspension list.

Architectural Review Committee – A copy of the Exterior Modification Report provided in the board packets was reviewed.

ADJOURNMENT

There were no homeowners present to hear a summary of the executive session.
The next meeting will be held at the clubhouse on March 18, 2025.

With no further business to come before the board, the meeting was adjourned at 7:15 P.M.

Dave Ellis, Secretary

Date

DRAFT