

**MINUTES OF THE
MEETING OF THE BOARD OF DIRECTORS OF
WILLIAMSBURG SETTLEMENT MAINTENANCE ASSOCIATION, INC.
JUNE 17, 2025**

A meeting of the Board of Directors of the Williamsburg Settlement Maintenance Association, Inc. was held on Tuesday, June 17, 2025, at 6:00 P.M. at the Williamsburg Settlement clubhouse, 1602 Hoyt, Katy, Texas 77449.

ATTENDANCE

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

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

With a quorum being established, the meeting was called to order at 6:00 P.M.

SECRETARY REPORT – APPROVAL OF MINUTES

The minutes from the May 20, 2025 meeting was 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 there were 4 new residents, 2 welcome packets need to be delivered, and one of these homes is still vacant.

FINANCIAL REVIEW

Dave Ellis presented a report of May 31, 2025, financials. As of this date, the money in the bank totaled \$1,315,875.06. 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 May 31, 2025, was \$55,520.60.

OLD BUSINESS

A. Decisions approved by email vote since the last meeting:

a. None reported.

B. 2025 Community Events:

Sachi Etherington and Heather Colkos reported that there were no updates at this time.

NEW BUSINESS

A. Consider and Vote on Revision to the issuing of Pool Tags – The number of pool tags that have been requested by residents this year is more than in 2024, despite this year's policy change removing the requirement for children 13 and under to have tags. Many residents are ordering the maximum number that is allowed without consideration of how many they need. To reduce this unnecessary expense the board reviewed the policy and voted to revise it effective 2026 to allow up to 4 pool tags per home without charge, giving residents who really need more the option to purchase up to two additional tags at a cost of \$20.00 each. A motion to accept this change was made, seconded, and unanimously approved.

B. 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 2530207011 and 2530318037 to the attorney for enforcement. A motion was made, seconded, and carried to re-issue C letters to 2530103025 and 2530318017.

C. Insurance Renewal – Dave Ellis presented the insurance renewal information for the policy year July 1, 2025 through June 30, 2026. The total renewal cost is a staggering 25.4% increase over the current year together with significant increases in our deductibles. These increases have been questioned, but regrettably they are consistent with today's higher insurance industry rates.

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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 6:52 P.M.

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

Delinquencies – Nine accounts are 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 the annual members meeting to be held at the clubhouse on July 15, 2025.

With no further business to come before the board, the meeting was adjourned at 7:00 P.M.

Dave Ellis, Secretary

Date