

**MINUTES OF THE
MEETING OF THE BOARD OF DIRECTORS OF
WILLIAMSBURG SETTLEMENT MAINTENANCE ASSOCIATION, INC.
MARCH 17, 2026**

A meeting of the Board of Directors of the Williamsburg Settlement Maintenance Association, Inc. was held on Tuesday, March 17, 2026, at 6:00 P.M. at the Williamsburg Settlement clubhouse, 1602 Hoyt, Katy, Texas 77449.

ATTENDANCE

Board Members present were Sachie Etherington, John Martin, Bill Petry, and James Kelley. Chris Schweigert, Heather Colkos and Dave Ellis were absent. Also in attendance was Maggie M., CMCA, AMS, representing Crest Management.

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

SECRETARY REPORT – APPROVAL OF MINUTES

The minutes of the February 17, 2026, meeting were presented, and a motion was made, seconded, and unanimously carried to accept the minutes without change.

HOMEOWNER CONCERNS

Three homeowners were present.

COMMITTEE REPORTS

Welcoming of New Residents – All new residents have received the welcoming packets, except the newest one added just prior to the meeting.

FINANCIAL REVIEW

John Martin presented the February 2026 financials. As of this date, the money in the bank totaled \$1,521,033.32 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 February 28, 2026, was \$125,009.19.

OLD BUSINESS

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

- a. Approval for the Baby Pool Sanding in the amount of \$925.
- b. Removal of Calcium Nodules from Main Pool in the amount of \$3,084.

B. 2026 Community Events: Several events were discussed. The Easter event and coffee social will be held on April 4th, and a community wide garage sale will be held on the weekend of March 28 and 29th.

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 the following accounts to the attorney for enforcement:

2530315016, 2530212047, and 2530211007

ADJOURNMENT TO EXECUTIVE SESSION – With no further business to come before the board, the meeting was adjourned into executive session at 6:31 P.M.

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

Delinquencies – Eight 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.

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The next meeting will be the annual members meeting to be held at the clubhouse on April 21, 2026.

With no further business to come before the board, the meeting was adjourned at 6:45 P.M.

Dave Ellis, Secretary

Date