

**MINUTES OF THE
MEETING OF THE BOARD OF DIRECTORS OF
WILLIAMSBURG SETTLEMENT MAINTENANCE ASSOCIATION, INC.
JUNE 16, 2026**

A meeting of the Board of Directors of the Williamsburg Settlement Maintenance Association, Inc. was held on Tuesday, June 16, 2026, at 6:00 P.M. at the Williamsburg Settlement clubhouse, 1602 Hoyt, Katy, Texas 77449.

ATTENDANCE

Board Members present were John Martin, Bill Petry, Matt Zimmermann, Dave Ellis and Sachie Etherington. Heather Colkos and James Kelley 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 May 19, 2026, meeting were presented, and a motion was made, seconded, and unanimously carried to accept the minutes without change.

HOMEOWNER CONCERNS

Two homeowners were present.

COMMITTEE REPORTS

Welcoming of New Residents – Three new resident have joined our community since last month's report.

FINANCIAL REVIEW

Dave Ellis presented a report of the May 31, 2026, financials. As of this date, the money in the bank totaled \$1,436,639.26. 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 total delinquency as of April 30, 2026, was \$71,716.07.

HEARINGS

- A. **Acct. 2530102026** – Painted Brick EMR Denial – The Board Denied the homeowners variance request to paint the brick on their home. Per the Architectural Guidelines painted brick is not permitted.

OLD BUSINESS

- A. **Decisions approved by email vote since the last meeting:**
 - a. Fence repair/replacement, total cost \$780.
 - b. LED flag light replacement at the Christopher Wren entrance, total cost \$395.
- B. **2026 Community Events:** none were discussed

NEW BUSINESS

- A. **Consider and Vote on Deed Restriction Enforcement Actions** – The following accounts were voted and approved to send to the attorney for Legal Enforcement
 - 2530101018 – Submit EMR for approval to paint exterior
 - 2530101018 – Fence replacement denial
 - 2530206015 – Store inoperable vehicle out of public view
 - 2530101023 – Repair/replace broken garage door
 - 2530101023 – Store miscellaneous. items out of public view
 - 2530101030 – Resod your lawn
 - 2530207011 – EMR denial for hardiplank over brick
 - 2530211007 – Store inoperable vehicle out of public view
 - 2530211012 – Submit EMR for tree removal

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2530211018 – Resod lawn

- B. Review need for Repainting Clubhouse Trim** – The board reviewed the condition of the big room trim paintwork. After review and discussion, a motion was made and carried to repaint both the trim and the walls in the big room section of the clubhouse – Dave Ellis will solicit proposals and present these to the board for final approval.
- C. Hallway Floor Problems** – There are two small areas where the hallway epoxy floor has lifted from the concrete. A motion was made and carried that Dave Ellis contact the contractor to have these areas repaired.
- D. Sweetwater Pools Performance Discussion** – There have been some occasions which have highlighted the need for better training and supervision of the lifeguards to help them understand Association expectations. Issues that need to be addressed include pool tag monitoring, life-guard breaks and restrooms maintenance.
- E. TAAF insurance requirements** – To be sure that the Association is properly protected, the Board had asked TAAF representatives to provide documentation of the insurance coverage for all who would be in attendance at its proposed practice sessions to begin in July. As this documentation had not been provided in time for the meeting as had been requested, Sachie Etherington was asked to send a final request for this information to be provided no later than June 25, 2026 as a condition for TAAF's use of the pool.
- F. Pickle Ball nets** – John Martin requested that two new pickle ball nets be purchased to replace the existing ones which have deteriorated. Dave Ellis will order replacements.

ADJOURNMENT TO EXECUTIVE SESSION – With no further business to come before the board, the meeting was adjourned into executive session at 6:59 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 – Thirteen 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 21, 2026.

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

Dave Ellis, Secretary

Date