

**MINUTES OF THE
MEETING OF THE BOARD OF DIRECTORS OF
WILLIAMSBURG SETTLEMENT MAINTENANCE ASSOCIATION, INC.
SEPTEMBER 15, 2026**

A meeting of the Board of Directors of the Williamsburg Settlement Maintenance Association, Inc. was held on Tuesday, September 15, 2026, at 6:00 P.M. at the Crest Management office, located at 17171 Park Row, Ste. 310, Houston TX 77084.

ATTENDANCE

Board Members present were Bill Petry, James Kelley, Sachie Etherington, John Martin, and Dave Ellis. Heather Colkos and Matt Zimmernan 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 6:03 PM.

SECRETARY REPORT – APPROVAL OF MINUTES

The minutes of the August 18, 2026, meeting were presented, and a motion was made, seconded, and unanimously carried to accept the minutes without change.

HOMEOWNER CONCERNS

No homeowners were present.

COMMITTEE REPORTS

Welcoming of New Residents – Not presented.

FINANCIAL REVIEW

Dave Ellis presented a report of the August 31, 2026, financials. As of this date, the money in the bank totaled \$1,306,902.21. 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 August 31, 2026, was \$62,639.80.

OLD BUSINESS

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

- a. Approval of the 2027 Reserve Study.

NEW BUSINESS

A. Consider and Vote on Contract Renewals

- a. The board reviewed and approved the renewal of the contracts from Crest Management, Sweetwater Pools and Texas Lawn Care. However, there was some dissatisfaction expressed about Sweetwater's management of its lifeguards and a company representative will be asked to attend the October meeting to respond to these concerns.
- b. The Association's 5-year electricity contract with Direct Energy expires next July. To lock in currently favorable rates for our electricity supply for the next few years an American Enerpower Energy Services representative had been asked to solicit competitive bids for a future long-term contract beginning next August. The best rate was offered by Constellation. Approval was given for Dave Ellis to execute a 52-week contract with this company.

B. Consider and Vote on Adopting the 2027 Budget – the board conducted a detailed line-by-line review of the predicted 2027 expenses and the income that would be generated at various maintenance assessment rates. Following this review the board voted to adopt the 2027 budget with the revisions made during the meeting.

C. Consider and Vote on Adopting 2027 Annual Assessment – A motion was made, seconded and unanimously carried to increase the 2027 Assessment fee to \$900 per home. As a result of increased inflation-driven expenses, this rate will still result in a predicted deficit of over \$27,000 which will be funded from the operating reserve.

D. Consider and Vote on Deed Restriction Enforcement Actions – The following accounts were voted and approved to send to the attorney for Legal Enforcement

2530318002– Define your flowerbeds and tree wells by removing weeds

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2530107007 – Remove miscellaneous items from basketball goal base and fill base with sand

2530101034 – Store RV out of the community

2530211007 – Store inoperable vehicle out of public view. Maroon truck, expired tags.

2530211019 –Comply by removing window A/C unit

ADJOURNMENT TO EXECUTIVE SESSION – With no further business to come before the board, the meeting was adjourned into executive session at 8:35 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 – Six 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 held on October 20, 2026, at the Clubhouse.

With no further business to come before the board, the meeting was adjourned at 8:40 PM.

Dave Ellis, Secretary

Date