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

A meeting of the Board of Directors of the Williamsburg Settlement Maintenance Association, Inc. was held on Tuesday, November 17, 2026, at 6:00 P.M. at the Clubhouse, located at 1602 Hoyt, Katy, TX 77499.

ATTENDANCE
Board Members present were Bill Petry, James Kelley, John Martin, Heather Colkos, Matt Zimmernan. Dave Ellis and Sachie Etherington 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 October 20, 2026, meeting were presented and a motion was made, seconded, and unanimously carried to accept the minutes without change.

HEARING

The homeowner of account 2530212005 who requested a hearing on the ARC's denial of his request to permit the painting of the brick on his home, elected not to attend the meeting. The board upheld the ARC decision to deny the request as the painting of a home's brick is not allowed.

HOMEOWNER CONCERNS
Nine homeowners were present. Residents' concerns covered deed restrictions, abandon homes and the Flock Cameras. The Board addressed the concerns regarding deed restrictions and the abandon home. The board stated that the Flock Cameras will be discussed in depth at the January 19, 2027 Board meeting with representatives of our security detail present. Flock will also be invited to send a representative. Homeowners who intend to be at the meeting and would like to submit questions which they would like addressed about the system are requested to submit these in advance on question sheets which are available from Crest. To receive a question sheet please contact Maggie by email at maggiem@Crest-Management.com, or by telephone at 281-945-4632.

COMMITTEE REPORTS
Welcoming of New Residents – Three new residents have been added since the last report, all of which except the most recent addition have received their welcome packets.

FINANCIAL REVIEW
John Martin presented a report of October 31, 2026, financials. As of this date, the money in the bank totaled $1,235,221.12. 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 October 31, 2026, was $60,208.79.

OLD BUSINESS

A. Decisions approved by email vote since the last meeting:
   a. Approval of two tree trimming projects by J.J. Garcia in the amount of $2,100 and $2,200.

B. Report on Status of Projects:
   a. Christmas Lights Installation – The Christmas lights will be installed during the week after Thanksgiving.
   b. Clubhouse Hallway Floor Repair – As this is a small repair the contractor will handle it within the next month between some of his larger projects.
   c. Playground Equipment Repair – Matt Zimmernan reported that the missing part is on order and he is awaiting delivery.
   d. Removal of Rust Stains from Pool and Tennis Court Canopy poles - 6 or the 8 pole bases have been painted. Painting of the remaining two, and the poles, will be completed during the next two months.

NEW BUSINESS

A. Consider and Vote on Deed Restriction Enforcement Actions – There were no new enforcement actions requiring referral to the attorney this month.

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UPCOMING EVENTS

Cookies and Cocoa with Santa will be held on December 18th at 6:30pm at the clubhouse**.**

ADJOURNMENT TO EXECUTIVE SESSION – With no further business to come before the board, the meeting was adjourned into executive session at 7:36 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.
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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 January 19, 2027, at the Clubhouse.

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

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Dave Ellis, Secretary Date

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