

**MINUTES OF THE  
MEETING OF THE BOARD OF DIRECTORS OF  
WILLIAMSBURG SETTLEMENT MAINTENANCE ASSOCIATION, INC.  
MAY 20, 2025**

A meeting of the Board of Directors of the Williamsburg Settlement Maintenance Association, Inc. was held on Tuesday, May 20, 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, and Bill Petry. Heather Colkos and John Martin 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 6:01 P.M.

**SECRETARY REPORT – APPROVAL OF MINUTES**

The minutes from the April 15, 2025 annual 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. The resident only had a question regarding storage of his RV.

**COMMITTEE REPORTS**

**Welcoming of New Residents** – Sachi Etherington reported that all packets have been delivered to new residents.

**FINANCIAL REVIEW**

Dave Ellis presented a report of April 30, 2025, financials. As of this date, the money in the bank totaled \$1,363,969.99. 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 April 30, 2025, was \$58,323.22.

**OLD BUSINESS**

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

- a. Replacement of failed pool light including some new conduit work by A-Beautiful Pools at a cost of \$5938.
- b. Fence repairs at 22711 Bucktrout by JJ Garcia at a cost of \$900.00.
- c. Approval of the Katy Wolfpack Aquatics for use of the pool for practices later this year. The HOA will be compensated at the same \$35 per hour rate as charged in 2024.
- d. Broadcast ant treatment of the recreational area grass by Texas Lawn Care at a cost of \$365.

**B. 2025 Community Events:**

Sachi Etherington reported on the recent Women's Event. There were a total of 20 RSVP's however only 10 participants showed up. The board will review the need for additional Adult only events.

**NEW BUSINESS**

**A. Status of Ongoing Projects:**

- a. All failed pool lights have all been replaced. This leaves just one remaining light still working of those that were installed when the pool was re-plastered.
- b. Some tiles that had fallen off beneath the pool diving board have been replaced.
- c. The perimeter Fence repair at 22711 Bucktrout has been completed
- d. New rollers have been installed on the big room closet sliding doors

**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 2530101034, 2530101023, 2530318037, 2530213014, 2530210073, and 2530212030 to the attorney for enforcement.

**ADJOURNMENT TO EXECUTIVE SESSION** – With no further business to come before the board, the meeting was adjourned into executive session at 6:32 P.M.

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

The next meeting will be the annual members meeting to be held at the clubhouse on June 17, 2025.

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