

## **Villages of Town Center Homeowners Association, Inc.**

Meeting Minutes  
2022June12

### **Opening**

The regular meeting of the Villages of Town Center Homeowners Association, Inc. was called to order at 6pm on 2022June12 in conference room 1 by Aviance Tarver.

### **Present**

Avance Tarver (President), Sandra Vanderboegh (Vice President), Tamra Lopez (Secretary), Samantha Lopez (Treasurer), Angela Humphrey (Member at Large), Carla Wright (Executive Assistant), Jeff McClellan (CPA), HO's (Belinda B., Frankie A. Patsy B., Fred M., Steven C., Jocelyn P.)

### **Approval of Agenda**

The agenda was unanimously approved as distributed.

### **Approval of Minutes**

The minutes of the previous meeting were unanimously approved as distributed.

### **Open Issues**

Fence/Splash Pad Financing – Waiting on quotes and then the bank decision on how much the community qualifies for including interest and pay schedules.

Hold off on fence and splash pad; expecting prices to decrease in price.

Inquired about redoing pool; still not feasible.

Pic-nic Tables - \$250 from HOA and \$250 from private business donation (for Fred M's grandson).

### **New Business**

Jeff (financials) – checking (\$191,000+), over budget as of May 2022 (\$37,829)

Land on the corner by the pool, does it belong to the HOA? Get with NorthLaw and contact the county about the land ownership and if we have been paying taxes on this property (Carla).

EA sends out “Welcome Packets” containing deeds, dues, and community contact information.

BOD's are not basing financing the fence and splash pad off of annual dues being raised yearly.

Bid on Landscaping – look for new companies to come and bid.

Entrance beautification - BOD's discussing what to do at each entrance

Park restrooms will be shut down if vandalism continues.

Deeds (Carla) – 23 fencing (2 resolved), 13 landscaping, 15 parking

### **Open Floor**

Pat B. – where do we stand with fencing, splash pad, and landscaping: Tarver response: the fence is bad shape, no contractor is willing to do patch work on the fence because it is so dilapidated; the board is looking at concrete fence due to the outrageous cost of limber. The BOD's is looking at financing for the splash pad through the bank and to wait on the fence until after hurricane season ends. Darren McFarland (Fort Bend) on cost of mowing. Suggested getting with scouts to see if they need extra projects for badges and let them do things in the community that qualify.

Steven C. – are stop lights being looked at? Check with city about stop lights at the four corners (Carla). Roundup is being used along the sidewalks. Tarver response: BOD's gave the current landscaping team permission to use roundup at the fence lines because of the dry rot of the boards. Post 16+ to be at the park unattended, if unattended they can be trespassed.

Nydia T. – questions presented to the BOD's via her email request; violations are addressed in a three step process before the property owner is sent to the attorney for fines and enforcement.

Patsy B. – thanked the BOD's for their service to the community but reminded them that they do need 2/3 votes to change things. Tarver response: The BOD's has the power to update an amenity without a 2/3's vote from the homeowners but if it's something "new" they do.

Jocelyn P. – board meetings need to be more structured and stick to the agenda.

### **Adjournment**

Meeting was adjourned at 7:21pm by Aviance Tarver. The next general meeting will be at 6pm on 2022Jul12, in 1116 Radio Ln Ste 101 | Rosenberg, TX 77471 | Conference Rm 1.

Minutes submitted by:

Name

Tammy Lopez

Approved by:

Name

Tammy Lopez

11/2/22