

Villages of Town Center HOA Board Meeting

Date: 13Sep2022

Time: 6 pm

Facilitator: Aviance Tarver

In Attendance

Aviance Tarver(President), Tamra Lopez(Secretary), Samantha Lopez(Treasurer), Angela Humphrey(Member at Large), Carla Wright(Executive Assistant), Homeowners – Fred Maynard, Patsy Bennett, Mr. Nikhil, Rosemary Mathis, and David Vaughn (Eagle Scout)

Approval of Minutes

The minutes were read from the September meeting for approval.

Budget / Deeds

\$109,721.83 Checking, \$47,014.87 Money Market, 81 open invoices, 54 overdue, 29 paid in the past 30 days, \$64,000 outstanding in July down to \$31,000 outstanding

43 New violations (landscaping, trailers), 112 resolved, 30at stage 2

Old Business

Splash pad still in the planning phases

Fence – waiting until after hurricane season ends

Deeds in system updated

Speed bumps still need 60% of the community's approval for the City of Rosenberg to conduct a needs study for the installation

New Business

Only one office associate (to help save money, workload only requires one employee), phone calls routed to the E.A.'s cell phone

Landscaping bids – if you know any landscapers have them call the office (42 mows annually)

David V. (Eagle Scout) – thanked the board and Ms. Humphrey for funding his Eagle Scout project (two picnic tables for the community park)

Nikhil – wants to know about a complaint on his fence extension (boards nailed into the perimeter fencing and neighbors' fence), four dogs that bark incessantly at 4am, requested the bylaw for trailers not being allowed in the community be amended (Ms. Tarver informed him that at least 65% of the community must vote in favor of changing the bylaws).

Delinquent Dues final date to pay in full is September 30, 2022 or the past due amount will be sent to North Law for collections. Each letter sent to the homeowner from the attorney will be at a cost of \$150 and certified mailings at \$500

Meeting adjourned at: 6:37pm

Submitted by:

James Lopez

Approved by:

James Lopez

10/11/22