

Villages of Town Center Homeowners Association

Meeting Minutes

12Mar2022

Opening

The Annual meeting of the Villages of Town Center Homeowners Association was called to order at 11:13am on 12Mar2022 in 1110 Miles St. Rosenberg, TX 77471 by Aviance Tarver (Chairperson).

Present

Aviance T (Board Chair), Tamra L (Sec), Fred M (Treasurer) (Candidate), Angela H (M@L), Candidates: Fred Maynard, Anita Easter, Sandra Vanderboegh, and Samantha Lopez, homeowners, Carla Wright (EA)

New Business

Aviance T introduced all board members and candidates.

Financials - checking: \$164,000; savings: \$64,000 last meeting numbers

Violations - 6 open

Community Updates - Splash pad vs pool: to bring the pool into compliance 90k (replaster, ADA compliance lifts and ramps) per 3 quotes; repairs not done adequately due to lack of funds. Two homeowners talked about the pool and the splashpad and one homeowner does not want the splashpad nor the pool. Angela Humphrey spoke on the pool vs splashpad

Carla W spoke on the "out" clause in the contracts

Capital improvements - homeowners have the vote. (Researched after the meeting and per NorthLaw the homeowner has no say so if the improvement or removal benefits outweigh the cost to maintain or bring value to the community.

Bids for splashpads

Fence - Brick fence recommended for replacement; HOA responsible for perimeter fencing along Town Center Blvd.

Any Reserves? Hard to build when starting from \$0. Cut \$70k in budget to try and create funds to pay for improvements.

Four corners need work

Entrances need work

Angela Humphrey is in favor of the fencing along with two other homeowners

Jeff (CPA) works with the HOA to create the budget

Non-payment of dues - 117 not paid, 80 at the attorney

Contracts - Greenway: \$57,000 before 2021, \$37,000 in 2021 (Plantation Irrigation, then they wanted to increase their price \$15,000 in July of 2021, \$52,200 T.R.M. (August 2021 to present).

Meeting notifications - on FB, posted at the entrances, and on the billboards at the office and the community park.

Homeowner asked if emails can be optional to join the official FB group

Power washed the play equipment at the park, installed a basketball court and goal at the park.

Anita Easter - The volley ball court was removed because of vandals and the restrooms were destroyed.

Easter Egg hunt- get donations *no cost to homeowner

Angela H. addressed to homeowners and stated she would like to see them become more involved

Ballots and HOA information sent to all homeowners

The CPA will provide monthly actuals and budget

Audit - the HOA is not obligated to do one, the cost would exceed \$20,000

Candidates introduced themselves and why they were running for office.

Samantha Lopez (47), Sandra Vanderboegh (44), Fred Maynard (28), and Anita Easter (13)

Agenda for Next Meeting

List the items to be discussed at the next meeting.

Adjournment

Meeting was adjourned at 12:20pm by Aviance Tarver (Chairperson). The next general meeting will be at 6pm on 12Apr2022, in 1116 Radio Ln Ste 101, Rosenber, TX 77471, conference room.

Minutes submitted by: Name

Approved by:

Name

Charmie Lopez 4/12/22