

Villages of Town Center Monthly HOA Board Meeting

Date: 09Aug2022

Time: 6:10pm

Facilitator: Aviance Tarver

In Attendance

Aviance Tarver (President), Sandra Vanderboegh (Vice President), Tamra Lopez (secretary), Samantha Lopez (Treasurer), Angela Humphrey (Member at Large), Carla Wright (Executive Assistant), Homeowners – Mike Smith, Leo Miller, Calvin Kimble, Rosemary Mathis, Pat Bartling, Fred Maynard, Patsy Bennett, Carol Ann Rios

Approval of Minutes

The minutes were read from the August meeting and approved.

Budget / Deeds

\$35K+ for finances year to date, \$14K less in expenses year to date, 140 homeowners not paying their dues in its entirety or not at all (\$68,000 still outstanding in unpaid dues for 2022); 159 new violations (142 at stage 1, 7 at stage 2, 4 certified letters mailed at stage 3, 2 new sent to North Law total for a total of 6 at attorney for enforcement).

Homeowners on the Agenda Q and A

Fred Maynard – inquired about homes that the HOA forecloses on; Board response: North Law processes all delinquent accounts according to state and federal HOA laws and informs the board of any liens and foreclosures that his office wants to proceed with due to multiple failed attempts to settle any outstanding debts of a property. Inquired how the HOA receives the money outstanding – Board response: the HOA receives the outstanding balances if a lien is placed on the property and once the home enters foreclosure the presiding judge awards the HOA the amount owed though sometimes it may vary.

Nikhil Prajapati – (not present but voiced their concern to the HOA president who then addressed their issue at the meeting) Perimeter fencing of the community that runs a long Town Center Blvd and the fence violation that they received. Board response: homeowner was instructed to remove board attachments that were nailed into the perimeter fence to raise the overall height of their fence instead of replacing the pickets. Update: the homeowner has complied.

Calvin Kimble – son was stopped the police for was trespassed from the community park for two years. Claims his son only plays basketball at the park with a friend. He also alleges that 20

people were in the park smoking marijuana and selling drugs and they were the individuals that committed the vandalism. Board response: Homeowner's son was caught on the surveillance cameras inside of the park with another individual at the time the vandalism occurred, and no other occupants were at the park the entire day.

New Business

- Republic – doesn't pick up trash consistently; City of Rosenberg is in the process of switching to a new refuse hauler
- Violations in SmartWebs – board will look at violation offense list provided to them to modify violations to mirror more closely the bylaws of the community.

Next Meeting

13Sep2022 at 6pm, 1116 Radio Ln Ste #101 Rosenberg, TX 77471

Motion to adjourn the meeting at 7:10pm was unanimously passed.

 9/13/22