

**VENETIAN ESTATES PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
April 3, 2018**

In attendance:

x	Ed Beckham	x	Jan Peterson	x	Don Wilson
x	Bob Buck		Tarn Springob	x	James Wong
x	Andrew Engleman		Tom Tannahill	m	Cindy Valdez
x	Sue Frewin	x	Tom Tran		
	JoAnn Gunther	x	Ralph Twiss		
	Carolyn James	x	Pat Uselton		
	Jeff Johnston	x	Bob Vacek		
x	Pat Krajca	x	Bao Vinh		
x	Pat Lowrie	x	Greg Waleke		

x=board members in attendance, g=guest, m=management company

Call Meeting to Order:

Due notice of meeting, a quorum was established, Greg Waleke, the board President called the meeting to order at 7:00 P.M. The meeting was conducted at The First United Methodist Church, Sugar Land, TX 77478.

Call Open Forum to Order:

No Residents Input

Call Business Meeting to Order:

Actions between Meetings:

Approve Minutes of Previous Meeting:

With a motion by Bob Vacek and a second by Ralph Twiss, the March 6, 2018 meeting minutes were approved as written.

Committee Reports:

- a . Deed Restrictions – No report.

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- b. Grounds – Andy Engleman said he met with three (3) different landscape companies and all were close to our current charge of \$1,671 per month. Vision Scapes is supposed to remove the logs in the park, and the committee will get a bid for removal of the stump. He said the bushes are too high at the Savoy entrance, and some are not getting watered. Different options were discussed to improve the area around that entrance, and Ed Beckham asked Pat Lowrie to evaluate the matter and make suggestions at the next meeting. She agreed to do so. Greg Waleke said need to replace the bench at the Estate Lake with a new one.
- c. Lake Quality – Bob Buck is planning to do a fish survey soon.
- d. Neighborhood Caring – Sue Frewin said the committee delivered two welcome baskets to new homeowners.
- e. Public Relations – Ed Beckham said the spring coffee was held at the home of Bruce and Pat Lowrie on March 28, 2018, and it was a success. He announced the Annual Fishing Tournament and Picnic will be on May 5, 2018. The weigh-in will be conducted at the home of Bob and Sally Buck, and the picnic in the back yard of Kris Cobb's home.
- f. Newsletter/Website – Bao Vinh said the newsletter is ready to go out, and will be mailed on April 14, 2018.
- g. City Liaison/Legal – Ralph Twiss said the next Quarterly HOA/Neighborhood Representatives Meeting is scheduled for April 19, 2018.
- h. Architectural Control – James Wong said the committee received an application for one (1) demolition.
- i. City Water/Pump Operations/Dredging – Greg Waleke said Bruce Lowrie sent the Conveyance of Raw Water Pump Station Equipment document to the city with the accepted terms. The city is sending it to their legal department for a final review, and wanted to include some wording concerning drought conditions.

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Treasurer's Report:

- a. Cash Balances as of February 28, 2018
- | | | |
|----------------------------|----|------------|
| HFCU CD Account | \$ | 100,443.41 |
| HFCU CD Account | | 30,118.82 |
| HFCU CD Account | | 30,000.00 |
| HFCU CD Account | | 30,071.44 |
| HFCU CD Account | | 40,099.62 |
| Frost Checking | | 10,934.24 |
| Frost Money Market Account | | 189,990.14 |
| HFCU Money Market Account | | 20.00 |
- Delinquencies – February 28, 2018 95.24% collected
- b. Review Financial Reports – Bob Vacek reported a new \$30,000 share certificate (CD) was added at Houston Federal Credit Union (HFCU) maturing on 2/7/20. The total of our CD's is now just over \$230,000 which is the amount needed to achieve the desired objective to fully back our current reserve fund balances. Two of these CD's will mature soon and will be reviewed/renewed with HFCU. After a discussion, the Board agreed with Bob's suggestion that the existing reserve balances for Lake Maintenance-General (\$31,000) and Lake Maintenance-Dredging (\$30,000) be combined into one line item in the financial report. At the same time, he requested input as to where the maximum value should be set for that new line item. The Board will study the matter further and determine the maximum for future budgetary purposes. As established by prior Board actions, Bob reported maximum reserve balances for bulkhead replacement (\$100,000) and dam replacement (\$40,000) will continue to be budgeted at the annual rate of \$5,000 and \$2,000, respectively, until fully funded. Likewise, reserves for legal funds (\$30,000) and landscape (\$6,000) have reached their maximum value. The Sugar Land Water Fund reserve balance (\$35,000) was discussed and the Boards desire is that this should be monitored and a maximum reserve amount determination made after more City water usage history is developed over the next 2-3 years.

Management Report:

- a. Correspondence received by Association, Directors, Management – No Report
- b. Association Business and Operations – No Report

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Executive Session:

Reconvene in Open Session and Report on Actions Approved During Executive Session

- a. Collections
 1. Enforcement Action – No Report.
 2. Owner Request – No Report

- b. Deed Restriction Report
 1. Enforcement Action – The following actions were discussed:
 - Ed Beckham is still working on a matter.
 - James Wong offered to talk to the homeowner first before certified letter sent.
 - Pat Lowrie made a motion to send a certified letter, James Wong seconded the motion, and the motion passed.

Ed Beckham said a homeowner told him they had fixed a violation and notified MASC Austin Properties, Inc., but it still shows up on the drive-thru report. He asked why it takes so long before it is taken off the report.

A discussion followed regarding delinquencies for maintenance fees and need to bring list up to date. A question arose regarding two past delinquencies which have been sent to legal, and Cindy Valdez said she would find out the answer.

Greg Waleke said the insurance policy for VE is up for renewal on May 15, 2018 and will let the board know when it is finalized.

Pat Lowrie said a homeowner had an estate sale recently and cars were parked on both sides of the street for three days and created a possible traffic hazard. She said VE needs to monitor these situations better.

Set Date, Time and Agenda of Next Meeting/Adjournment

The next scheduled meeting will be May 1, 2018 at 7:00 P.M. located at the Sugar Land First United Methodist Church, Sugar Land, TX 77478.

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With no further business to be conducted Jan Peterson made a motion to adjourn the meeting at 8:06 P.M., it was seconded by Pat Krajca, and the motion passed.

Date: 5/1/18

Ray Walsh, President

Dee Trevino, Secretary

Cindy Valdez, Management