

**VENETIAN ESTATES PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
June 4, 2019**

In attendance:

x	Ed Beckham	x	Tarn Springob	x	Don Wilson
	Curtis Bergeron	x	Tom Tannahill	x	James Wong
x	Bob Buck	x	Steve Tralie	m	Leticia Gomez
	Andrew Engleman	x	Tom Tran		
x	Sue Frewin	x	Ralph Twiss		
x	JoAnn Gunther		Pat Uselton		
x	Carolyn James	x	Bob Vacek		
x	Pat Krajca	x	Bao Vinh		
x	Pat Lowrie	x	Greg Waleke		

x=Board Members in attendance

g=Guests

m=Management Company

Call Meeting to Order:

Due notice of meeting, a quorum was established, Tarn Springob, 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:

Tarn Springob and Pat Krajca went to the HFCU and unilaterally decided to take a matured CD and purchase two CD's (one at 6 months and one at 12 months).

Tarn Springob and Pat Krajca went to the FROST Bank and moved \$64,000 from a .02% bearing Savings Account into a FROST CD at 1.75% for 12 months.

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Approve Minutes of Previous Meeting:

With a motion by Carolyn James, and a second by Pat Krajca, the May, 2019 meeting minutes were approved as written.

Committee Reports:

- a. Deed Restrictions - Tom Tran said there are too many boxes in storage, asked if we could get rid of some?
- b. Grounds – Steve Tralie said there are a few problems with the sprinkler system. He said the breaker for the pump needs to be checked, the water is about 4” inches over the board. Tarn Springob asked how they are going to conform how the pumps can set. Steve Tralie asked if the water will be counted for annual bill?
- c. Lake Quality – Bob Buck said he has issues with the lake. Will meet with committee members during the summer and see if changes can be made.
- d. Neighborhood Caring – JoAnn Gunther said the committee is working on trying to catch up on their backlog.
- e. Public Relations – Ed Beckham said no one has volunteered to host the Wine Party or the Holiday Party. Tom Tran asked who is going to organize the 4th of July Boat Parade? Pat Lowrie said she would assume responsibility for it, and also will distribute the flags to the block captains.
- f. Newsletter/Website – No report.
- g. City Liaison/Legal – Ralph Twiss said the last Quarterly HOA/Neighborhood Representatives Meeting was held on April 18. He sent a power point e-mail to the board for anyone to read and see what was discussed at the meeting.
- h. Architectural Control – James Wong reported that seven (7) new homes are actively under some kind of construction. James Wong went into a lengthy explanation about drainage plans for sections 1 and 2. All applications need to be approved by the city. George Alba is in charge of the city drainage issues, along with Kenneth Shaker. Change application wording to Building Final instead of owner occupancy.

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- i. City Water/Pump Operations/Dredging – The lake committee would like to be able to contact an employee(s) or technician(s) responsible for pump operations when and if necessary, or in case of emergency. The city provided the following contact information:

Christopher Steubing, PE, CFM
Assistant City Manager
281-275-2276

Brian Butscher
Assistant Director of Public Works
Contact: 281-275-2456
Cell: 281-910-9396
E-mail: Bbutscher@sugarlandtx.gov

Joe Reyes, Operations Manager
Contact: 281-275-2467
Cell: 281-725-7240
Email: jreyes@sugarlandtx.gov or JOR@sugarlandtx.gov

Dee Callaway
Executive Assistant to Chris Steubing
P: 281-275-2342
D: 281-275-2753

Treasurer's Report:

a.	Cash Balances as of April 30, 2019		
	HFCU CD Account	\$	101,853.51
	HFCU CD Account	\$	30,496.32
	HFCU CD Account	\$	30,434.44
	HFCU CD Account	\$	40,478.98
	HFCU CD Account	\$	30,350.36
	HFCU CD Account	\$	25,000.00
	Frost Checking	\$	9,731.08
	Frost Money Market Account	\$	206,433.50
	HFCU Money Market Account	\$	20.00
	Delinquencies – April 30, 2019		99% collected

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- b. Review Financial Reports – Pat Krajca reconciled both checking and savings accounts. As noted above, Finance Committee took out a CD at Frost Bank to earn greater interest. He explained all info for Accounts/CD's. Pat mentioned that there are Credits on 33 VE Member Accounts that total \$1,066 and requested VE HOA take these credit amounts off in January 2020 (next Homeowner Association Dues). Greg Waleke made a Motion to allow these credits be add the amount on next year's statement and take it from total bill. Carolyn James seconded the Motion and the Motion passed. Leticia Gomez of MASC Austin Properties, Inc. will check and see what the costs would be to add credits adjusting the 2020 Statements if any and report back.

Pat Krajca went over the two problem accounts. He mentioned that year to date we are 14% under budget, and there is a Check from April 2019 that was written and has not cleared FROST Bank checking. He is trying to find out whom the check was written to.

Management Report:

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

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

Enforcement Action – Greg Waleke made a motion to send certified letter. Ed Beckham said he would talk to homeowners first. Greg Waleke withdrew the motion.

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Don Wilson complained about so many letters being send out, and this was followed by a discussion on the matter.

Ed Beckham said send no letter now, but organize committee to review each one, and send to Tom Tran.

Don Wilson made a motion to suspend letters throughout the summer for mildew violations for those who received up to the third notices. Steve Tralie seconded the motion, and the motion passed.

Greg Waleke made a motion to follow through on violation. Don Wilson seconded the motion, and the motion passed.

Leticia Gomez mentioned a property that is on an extended release, and ask what to do with it now?

Don Wilson made a motion to proceed with a violation letter to legal as time will run out soon. Pat Krajca seconded the motion and the motion passed.

Pat Lowrie made a motion to keep things as they are for now but item will not be replaced. Pat Krajca seconded the motion, and the motion passed.

Greg Waleke made a motion to send a letter to neighbor on each side for written approval or replace item in question. Pat Lowrie seconded the motion, and the motion passed.

Set Date, Time and Agenda of Next Meeting/Adjournment

The next scheduled meeting will be September 3, 2019 at 7:00 P.M. located at the Sugar Land First United Methodist Church, Sugar Land, TX 77478.

With no further business to be conducted Carolyn James made a motion to adjourn the meeting at 8:58 p.m., it was seconded by JoAnn Gunther, and the motion passed.

Date: _____

_____, President

_____, Secretary

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_____, Management