

**VENETIAN ESTATES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
(October 14, 2025)**

In attendance:

X	Steve Tralie	X	Tom Shirley	M	Leticia Gomez
X	Bob Buck	X	Christine March		
X	Ruth Jungman		Tracey Richardson		
X	Pat Uselton				
	Pat Lowrie				
X	Greg Yund				
	Haynie Stringer				
X	Anum Siddiqui				
X	Bob Vacek				

X=board members in attendance, G=guest, M=management company

Call Meeting to Order

After due notice of the meeting, a quorum was established and Steve Tralie, President, called the meeting to order at 6:35 P.M. The meeting was held at the Sugar Land Methodist Church.

Call Business Meeting to Order

President Tralie discussed recent sightings of homeless people in the neighborhood near the bank and 2 on Savoy & 90A and 2 on Lombardy and that they had been seen using Alkire Lake to wash their clothes. He advised the Board to be sure to call police at 311 if there were any other sightings of the same.

A discussion was held regarding the way letters were mailed out due to Deed Restriction violations by residents. There ensued an extensive discussion regarding the need for a complete overhaul of our Deed Restrictions. Christine March agreed to undertake a comprehensive review of the Deed Restrictions and will be making suggestions in the future concerning the same.

A discussion was conducted regarding the status of 103 St. Marks and the extent to which the City of Sugar Land has gotten involved after we force mowed the property and installed a fence around the pool in the back yard. There will be a meeting on 11/7/25 at the City Hall concerning the condemnation of this property in Venetian Estates.

A discussion was conducted regarding the lights on certain homes being too bright, causing several areas to be flooded with light reflections from the lakeside of new homes. We decided that it may be appropriate to attempt to get our subdivision classified as a “Dark Community”. This will be researched and presented in a future meeting. A discussion was held regarding the types of lighting that should be allowed in the future given the substantial technological changes in the same.

Call Open Forum to Order

Residents Input – No residents input.

Actions between Meetings

- a. Summarized Unannounced Meetings, if any-None**
- b. Ratify Actions Approved Between Meetings, if any-None**

Approved Minutes of Previous Meeting

On a motion by Tom Shirley and a second by Ruth Jungman, September 2, 2025, meeting minutes were approved as amended following discussion regarding such amendments.

Committee Reports

- a. Deed Restrictions-Greg Yund indicated that additional coordination is needed between the Management company group and the Deed Restrictions committee members as to how and when letters concerning violations were being mailed. He suggested and it was agreed that a meeting would be held between himself, Pat Lowrie and Gloria (management company) as to how letters will go out to cover violations in the future and notification of same to the Deed Restrictions committee.**
- b. Architectural Control-in Pat Lowrie's absence, a discussion was held regarding the need for all the bulkheads to stay within the guidelines. It was also noted that Brittany of our management company will be going on maternity leave soon requiring Pat or Bob to pick up plans at the management company's office for any new construction or other modifications requiring ACC approval. A review of the many applications received since the September meeting was made and noted that all had been approved with one for lighting improvements still in pending status at 122 Tuscany.**
- c. Grounds, Park & Security-Pat Uselton reported that the trees on Savoy had been trimmed and that dead limbs on Savoy would be picked up. Also, the sprinklers would be checked to make sure they were not leaking as water was noted in the street.**
- d. Neighborhood Relations (Newsletter, Website & Events)-Upcoming events were announced as follows: the Christmas social will be held at the home of the Sommers at 834 Bel Mar on 12/7/2025, the hay ride will be conducted on 10/31/25, the Wine & Cheese party will be held at the home of the March's on 11/22/25 , National Night Out on 10/7/25 had been well attended in various locations throughout the neighborhood.**
- e. Caring, Welcome & Block Captains-Ruth Jungman reported that she had updated the Block Captains group.**
- f. City Liaison/Legal-No report**
- g. Lake Quality, City Water, Pumps & Dredging-Bob Buck indicated that the lake would be dyed soon and explained how the pump system works to keep the lake at the appropriate levels for the benefit of newer members of the Board.**

h. Treasurer's Report (Balances as of August 31, 2025):

Frost Bank Checking 3238	\$ 9,816
New First Bank Checking 7009	\$ 26,751
New First Bank Money Market 8953	\$ 202,936
New First Bank ICS 7009	\$ 39,309
New First Bank 3 Month CD	\$ 302,448
Brazos CCU CD acct 041	\$ 122,171
Brazos CCU CD acct 046	\$ <u>1</u>
Total	\$ <u>703,432</u>

- a. **Review Financial Reports:** Anum Siddiqui provided Financial Statements to the Board and reviewed same. As of August 31, 2025, all residents have paid their prior year assessments and our problem accounts for two residents continues as in prior months. We are ahead of budget, primarily due to not yet having to spend budgeted amounts on water to date and delaying expenses for lake maintenance. A substantial discussion was held regarding the proposed 2026 budget and the need to increase assessments for all the lots as well as the charges for lake water usage by residents with pumps. After discussion, on a motion by Greg Yund and a second by Tom Shirley, it was passed unanimously that the rate for water usage should be increased from \$300 to \$500 per year. On a motion by Tom Shirley and a second by Bob Vacek, it was passed unanimously that the annual homeowner assessments should be increased by the maximum allowable amount of 10%. Notification of same would be provided to residents by our management company.

Management Report

- a. **Correspondence received by Association, Directors, and Management-Leticia G. indicated that several residents had complained of excessive noise and lack of clean up at sites of new construction and that the builders had been notified of the same. She also discussed upcoming increases in their rates effective January 1, 2026.**
- b. **Association Business and Operations-on final completion by Chuck Howell of the incorporation of additions to the ACC guidelines which is anticipated to be final by the next meeting, the Board will be voting on these revised guidelines to approve the changes at the next meeting which will then be recorded by our lawyer in the County Courthouse.**

Executive Session

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

- a. **Collections-No action taken**
- b. **Deed Restriction Report-No action taken**

The next regular monthly meeting will be held on November 4, 2025, at Sugar Land Methodist Church at 6:30 P.M.

The meeting was adjourned at 8:35 pm via a motion by Bob Buck and a second by Ruth Jungman.

Date: _____

_____, **President**

_____, **Secretary**

_____, **Management**