

**VENETIAN ESTATES PROPERTY OWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES  
September 4, 2018**

**In attendance:**

x	Ed Beckham		Jan Peterson	x	Don Wilson
x	Bob Buck	x	Tarn Springob	x	James Wong
	Andrew Engleman	x	Tom Tannahill	m	Leticia Gomez
x	Sue Frewin		Tom Tran		
x	JoAnn Gunther	x	Ralph Twiss	g	Dwight Meyers
	Carolyn James		Pat Uselton	g	Sunil John
	Jeff Johnston	x	Bob Vacek	g	Andi Maceo
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:**

Dwight Meyers spoke about a number of things, one being the certified letters which he volunteered to help rewrite. The question was also asked if the important documents on the VE website contain the very latest updates, and he was told yes. Greg Waleke asked Bao Vinh to include an article in the fall newsletter reminding residents to look for these documents on the VE website when they are considering any improvements on the outside of their homes.

Sunil John asked if MASC Austin Properties, Inc could send the violation letters by e-mail, and Leticia Gomez said that is not possible because they have too many communities to be able to do that.

Andi Maceo said she replaced part of her driveway recently and will do the rest of it next year. But she said she has a problem with construction workers with their heavy trucks and other residents using her driveway as a turning around point, and asked for suggestions on how to put an end to this that would not be in violation of the deed restrictions. Multiple suggestions were offered.

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**Call Business Meeting to Order:**

**Actions between Meetings:**

**Approve Minutes of Previous Meeting:**

With a motion by James Wong and a second by Ed Beckham, the June 5, 2018 meeting minutes were approved as written.

**Committee Reports:**

- a. Deed Restrictions - No report.
- b. Grounds – Pat Lowrie said that VE has hired Green Earth Lawn Maintenance as its new contractor for the property maintenance.
- c. Lake Quality – Bob Buck said the committee will dye the lake this week if it doesn't rain. A fish survey is planned for the fall and they will be restocking afterwards.
- d. Neighborhood Caring – JoAnn Gunther said the committee delivered three welcome baskets to new residents. Tarn Springob mentioned a family that has just moved in on Tuscany. Ed Beckham reported that board member Pat Uselton is in the hospital and is very sick.
- e. Public Relations – Ed Beckham said Marcie McCutcheon has sold her home, but will be staying until the end of the year and will continue to organize the different functions for that time period.
- f. Newsletter/Website – Bao Vinh will collect articles next month for the fall newsletter.
- g. City Liaison/Legal – Ralph Twiss said the next meeting of the HOA Representative meeting will be held on October 18. He said the NextDoor website is very good and he recommends it if someone wanted to join.

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- h. Architectural Control – James Wong said the committee received nine (9) applications in June so that brings the total of current projects up to twenty-seven (27).
- i. City Water/Pump Operations/Dredging – Greg Waleke said the city wants one document regarding the pump operations, but VE wants two different documents – one for the pump and one for the water level.

**Treasurer’s Report:**

- a. Cash Balances as of May 31, 2018
  - HFCU CD Account \$ 100,443.41
  - HFCU CD Account 30,118.82
  - HFCU CD Account 30,180.15
  - HFCU CD Account 40,209.50
  - HFCU CD Account 30,000.00
  - Frost Checking 2,724.42
  - Frost Money Market Account 182,649.98
  - HFCU Money Market Account 20.00
  - Delinquencies – May 31, 2018 98.55% collected
- b. Review Financial Reports – Bob Vacek explained a couple of overtures in the budget. He asked Leticia Gomez to send out a notice reminding each committee chairperson to submit their budget requests for 2019.

**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

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- b. Deed Restriction Report
  - 1. Enforcement Action – No Report

Greg Waleke said the city planted a new tree in the pot at the Lombardy entrance.

He said the mosquito spraying schedule will be on Tuesday and Thursday evenings.

The noisy pump previously reported is still running at all times during the day.

Pat Lowrie asked that now that VE has so many rental homes, is there any procedure whereby those residents are given some type of guidelines to follow while living in VE? Sue Frewin said that the welcoming committee does not deliver a welcome basket to those residents, so they are not given any information.

**Set Date, Time and Agenda of Next Meeting/Adjournment**

The next scheduled meeting will be moved to Wednesday, October 3, 2018 at 7:00 P.M. because of Neighbors Night Out on Tuesday, October 2, 2018. The meeting will be located at the Sugar Land First United Methodist Church, Sugar Land, TX 77478.

With no further business to be conducted Tarn Springob made a motion to adjourn the meeting at 8:15 P.M., it was seconded by Ralph Twiss, and the motion passed.

Date: \_\_\_\_\_

\_\_\_\_\_, President

\_\_\_\_\_, Secretary

\_\_\_\_\_, Management