

**VENETIAN ESTATES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
(January 6, 2026)**

In attendance:

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

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

Call Meeting to Order

After proper notice of the meeting, a quorum was established and President Steve Tralie called the meeting to order at 6:33 P.M. The meeting was held at the Sugar Land Methodist Church.

Call Business Meeting to Order

Following up our discussion in December 2025 regarding the placement of oversized decorative rocks at the Lombardy entrance, Tracey Richardson reported to the Board that she had researched these matters and inspected different types and sizes of rocks that could be used for that purpose. She presented a picture created via AI of the before and after views with placement of the rocks that she had selected, which the Board agreed would serve the purpose for which they are needed and that would add a good look to the entrance. After discussion about various things pertaining to same, Tracey agreed she would negotiate with the rock company to determine what else she might be able to do to enhance the entrance within the budget that the city has agreed to provide to help pay for the improvements.

President Tralie briefly reviewed the status of the home at 103 St. Marks and advised that he had a discussion with Kelly Ferguson who is representing potential buyers of the property. They want to purchase the property, but the owners continue to be missing. It appears the city is going to be acting soon to demolish the home.

Tom Shirley reported that bids were in the process of being taken regarding the clearing of the park area where the pickleball courts are to be located, including the removal of 6 to 7 trees and trimming of others in the location of the courts. He is also going to determine if one of his contacts in the construction business could provide machinery to remove some large concrete chunks in the park. The Board also discussed the possibility of removing the old capped well piping, etc. that is above ground in the park. All this cleanup of the park is intended to minimize the risk of injuries to anyone in the area of the courts.

President Tralie suggested the addition of a sentence to the ACC guidelines at the end of the first paragraph of Section 1.03(A)(1) as follows: "If applicable and prior to ACC approval of house plans, the lot's bulkhead must be approved as being in acceptable condition". A question was raised as to whether that might unduly delay the construction of a home in the event the bulkhead work could not be completed in a timely manner. After discussion, it was agreed by the Board that the bulkheads must be in acceptable condition and appropriate planning will have to be undertaken by the lot owner to coordinate the completion of any

installation of a bulkhead to make it acceptable before house construction began. Christine March indicated that she thought the same sentence should be added to section 1.05 of the ACC guidelines. The Board agreed with her, so these additions will be made, and the guidelines then published in the Ft. Bend County courthouse.

Call Open Forum to Order

Residents Input – No residents input

Actions between Meetings

Summarized Unannounced Meetings, if any-None

Ratify Actions Approved Between Meetings, if any-None

Approved Minutes of Previous Meeting

On a motion by Haynie Stringer and second by Pat Uselton, the minutes of the meeting of December 2, 2025, were unanimously approved.

Committee Reports

Deed Restrictions-Greg Yund indicated that there were no major issues to report. A letter was sent to the owner of 811 Piedmont indicating that the bulkhead would need to be made acceptable before any home construction was to begin. It was also announced that Ed Crowell and Jan Peterson had indicated an interest in helping the Deed Restrictions committee in the future.

Architectural Control-Pat Lowrie indicated there had been no new applications for home construction or improvements since the last meeting.

Grounds, Park & Security-Pat Uselton reported that a total of 29 trees on Piedmont had been trimmed.

Caring, Welcome & Block Captains-Ruth Jungman requested pictures of any neighborhood events or items of interest for her to use in the annual meeting slide show. Ruth also indicated that she was working on a new VE Association Directory that will be available in hard copy and electronically.

City Liaison/Legal-Ruth Jungman indicated she had no report as no meeting had been held.

Lake Quality, City Water, Pumps & Dredging-Bob Buck indicated that the lake pump had been on for the past two days to bring the water level up to its normal heights. He also provided clarification about the stocking of forage fish in the December meeting minutes and discussed the problems associated with maintaining our bass and other acceptable fish due to the amount of mud and silt in the lake caused by our required use of water from Oyster Creek.

Treasurer's Report (Balances as of November 30, 2025):

New First Bank Checking 7009	\$ 23,808
New First Bank Money Market 8953	\$ 142,842
New First Bank ICS 7009	\$ 35,792
New First Bank 3 Month CD maturing 2/26/26	\$ 500,115
Total	<u>\$ 702,557</u>

Review Financial Reports-Annun Siddiqi reviewed the financial reports with the Board.

Management Report: Leticia Gomez announced that registration for the annual meeting on January 16, 2026 would begin at 6:30pm. Ruth Jungman indicated that she would be providing water for the meeting.

Correspondence received by Association, Directors, and Management-Leticia Gomez presented an email from a resident that lives on Gondola after he received a letter for repairing/replacing his bulkhead. He questioned whether his home was subject to the VE guidelines regarding replacement of his bulkhead. It was determined that he would be sent a letter indicating that the guidelines applied in his situation and that he would have to replace his bulkhead.

Our guest was excused by President Tralie and we convened an Executive Session.

Executive Session

The Board may conduct an Executive Session, as needed to consider actions involving personnel, litigation, contract negotiations, enforcement actions, attorney communication or other confidential information allowed under Texas Property Code section 209.0051.

Items for Review

Collections

- 1. Enforcement Actions**
- 2. Owner Requests**

Deed Restrictions

- 1. Enforcement Actions**
- 2. Owner Requests**

Other Matters

- 1. Enforcement Actions**
- 2. Owner Requests**

Reconvene in Open Session and Report on Actions Approved During the Executive Session-Following an extensive discussion on various items brought to the attention of the Board during the Executive Session, on a motion by Greg Yund and second by Bob Vacek, all actions taken during the Executive Session were

unanimously approved.

Prior to the closing of this meeting, Greg Yund reported that the Board is not in total compliance with its bylaws. He also indicated that term limits for Board members need to be continued. After discussing same, President Tralie indicated these matters would be taken up at the next Board meeting and bylaws modifications made as required.

The next regular monthly meeting will be held on February 3, 2026, at Sugar Land Methodist Church at 6:30 P.M.

The meeting was adjourned at 8:00pm via a motion by Haynie Stringer and a second by Pat Lowrie.

Date: _____

_____, **President**

_____, **Secretary**

_____, **Management**