

**VENETIAN ESTATES PROPERTY OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**(June 4, 2024)**

**In attendance:**

<b>X</b>	<b>Steve Tralie</b>	<b>X</b>	<b>Ralph Twiss</b>	<b>M</b>	<b>Leticia Gomez</b>
<b>X</b>	<b>Jim Vonderhaar</b>	<b>X</b>	<b>Haynie Stringer</b>		
<b>X</b>	<b>Bob Buck</b>	<b>X</b>	<b>Anum Siddiqui</b>		
<b>X</b>	<b>Ruth Jungman</b>		<b>Lori Shirley</b>		
<b>X</b>	<b>Pat Uselton</b>				
<b>X</b>	<b>Pat Lowrie</b>				
<b>X</b>	<b>Greg Yund</b>				
<b>X</b>	<b>Christen Johnson</b>				
<b>X</b>	<b>Bob Vacek</b>				

**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 6:34 P.M. The meeting was held at the Sugar Land United Methodist Church.**

**Call Open Forum to Order**

**Residents Input – No Residents attended the meeting.**

**Call Business Meeting to Order**

**After review and discussion, it was decided that the Yard of the Month awards would be reinstated immediately.**

**Actions between Meetings**

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

**Approve Minutes of Previous Meeting**

**With a motion by Greg Yund and a second by Haynie Stringer, the minutes of the May 7, 2024, meeting were approved.**

**Committee Reports**

- a. Deed Restrictions-An extensive discussion was held regarding certain lots not being**

kept clean and/or mowed. The lots that were mentioned were on Piedmont, San Marino & St. Marks. It was agreed that the HOA should have the necessary work done to keep these properties clean and charge back the cost of such to the property owners. The owners of these properties will be notified of the forced mowing under our Deed Restrictions.

- b. **Architectural Control**-It was announced that there were currently 7 new homes under construction and that various bulkhead applications had been approved and were awaiting construction due to a backlog for this type of work in the neighborhood.
- c. **Grounds, Park & Security**-As a follow-up to the discussion held at the prior meeting concerning the need for the trees at the entrance on Lombardy to be trimmed, it was determined that bids still needed to be solicited for the work. It was also noted that the sprinkler system needed repairs in certain areas that were expected to cost no more than \$1,200.
- d. **Neighborhood Relations (Newsletter, Website & Events)**-Discussion was held regarding the upcoming events in the neighborhood. The 4<sup>th</sup> of July Boat Parade and the ice cream truck coming to the neighborhood in early August before school starts were noted. The upcoming Newsletter needs to have items available by no later than July 14<sup>th</sup> to make the printing deadline.
- e. **Neighborhood Caring, Welcome & Block Captains**-Sympathy and/or welcome cards were sent out to 3 residents. U.S. flags were distributed in the neighborhood for the 4<sup>th</sup> of July and subsequently picked up after the following weekend.
- f. **City Liaison/Legal**-No activity to Report. The next meeting with the city will be discussed at the next meeting.
- g. **Lake Quality, City Water, Pumps & Dredging**-It was noted that discussions are continuing with the city and various companies regarding dredging of the lake. No action is being taken currently pending further investigation.
- h. **Treasurer's Report**

**Cash Balances (all as of 6/3/24)**

<b>Frost Bank Checking 3238</b>	<b>\$ 16,829</b>
<b>Frost Bank Money Market 7505</b>	<b>\$ 150,332</b>
<b>HFCU Money Market 80150</b>	<b>\$ 20</b>
<b>Brazos CCU CD acct 041</b>	<b>\$ 115,679</b>
<b>Brazos CCU CD acct 045</b>	<b>\$ 216,227</b>
<b>Brazos CCU CD acct 046</b>	<b>\$ 27,714</b>

Brazos CCU CD acct 042	\$ 34,157
New First Checking #7009	<u>\$ 101,924</u>
 Total Cash balances	 <u>\$ 662,882</u>

- a. Review Financial Reports- Financials were provided to the board and reviewed by the treasurer. Certificate of deposit #045 matured and was renewed for one year at Brazos Community Credit Union (4.91%). As of April 30, 2024, there are 4 residents delinquent in the payment of assessments totaling 5,875.64. We continue to assess interest and penalty charges for uncollected assessments from these and two other residents on Piedmont and Tuscany going back several years that are not currently collectible without incurring substantial legal costs. We do anticipate being able to collect these in the future. As of May 31, 2024, our annual expenditures are anticipated to be 1.7% under budget.

#### **Management Report**

- a. Correspondence received by Association, Directors, and 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-No action taken
- b. Deed Restriction Report-No action taken

**Set date and time for the next meeting.**

**The meeting was adjourned at 7:31 P.M. on a motion by Bob Vacek and second by Pat Uselton.**

**The next meeting following the summer break will be held on September 3, 2024, at Sugar Land United Methodist Church at 6:30pm.**

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

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

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

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