

**VENETIAN ESTATES PROPERTY OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**(March 5, 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>G</b>	<b>Joelle Freytag &amp; son</b>
	<b>Pat Uselton</b>				
<b>X</b>	<b>Pat Lowrie</b>				
<b>X</b>	<b>Greg Yund</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 6:31 P.M. The meeting was held at the Sugar Land Methodist Church.**

**Call Open Forum to Order**

**Residents Input – Joelle Freytag addressed the Board regarding concerns over a fence issue with her neighbor that is building a new home and the location of the fence. After extensive discussion, the Board referred her to her own legal counsel to resolve the matter. Shortly thereafter, they left the meeting. Jay & Christine Sherman presented various items pertaining to ACC guidelines requiring clarification.**

**Call Business Meeting to Order**

**Actions between Meetings**

- a. Summarized Unannounced Meetings, if any-President Trailie advised Board of upcoming meeting with city Engineer and others at 207 Savoy regarding elevation requirements for new construction to be reported on at next meeting.**
- b. Ratify Actions Approved Between Meetings, if any-President Trailie reported on meeting with Mark Toon of Puma Development regarding Imperial Development status.**

**Approve Minutes of Previous Meeting**

**With a motion by Jim Vonderhaar and a second by Ralph Twiss, the February 6, 2024 meeting minutes were approved.**

## Committee Reports

- a. **Deed Restrictions-Significant discussion was held regarding trees encroaching on the lake and bulkhead maintenance. It was determined that the bulkhead issues should be addressed via written correspondence with the residents that require notification.**
- b. **Architectural Control-Discussion held regarding minimal number (4) of applications received and approved or in the process of approval.**
- c. **Grounds, Park & Security-Discussion was held concerning some sprinkler head damage that has been repaired.**
- d. **Neighborhood Relations (Newsletter, Website & Events)-Discussion was held regarding the newsletter for early April with revised deadline for articles as 3/8/24, Venetian Estates annual coffee is to be held on 4/15/24 at the home of the Siddiqui's and the Venetian Estates crawfish boil will be held 4/20/24 at the home of the Vonderhaar's. Announcements have been distributed to the neighborhood.**
- e. **Neighborhood Caring, Welcome & Block Captains-Letter of condolence was sent to the family of the Sugar Land employee who was tragically killed in an automobile collision on 90A by perpetrators in a police car chase across from Venetian Estates. Thank you cards were mailed to the Church custodians who clean the rooms where our monthly meeting is held.**
- f. **City Liaison/Legal-Discussion was held regarding a joint HOA/POA summit meeting to be conducted by the City and the upcoming regular meeting in early April.**
- g. **Lake Quality, City Water, Pumps & Dredging-Discussion held concerning having to move one of the fish feeders and an upcoming meeting to be held with a company that conducts pond dredging.**
- h. **Treasurer's Report**

### **Cash Balances (As of March 5, 2024)**

<b>Frost Bank Checking 3238</b>	<b>\$ 37,789</b>
<b>Frost Bank Money Market 7505</b>	<b>\$ 144,862</b>
<b>HFCU Money Market 80150</b>	<b>\$ 20</b>
<b>Brazos CCU CD acct 041</b>	<b>\$ 114,150</b>
<b>Brazos CCU CD acct 045</b>	<b>\$ 211,839</b>
<b>Brazos CCU CD acct 046</b>	<b>\$ 27,403</b>

Brazos CCU CD acct 042	\$ 33,748
New First Checking #7009	<u>\$ 96,188</u>

Total Cash balances	<u>\$ 665,999</u>
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- a. Review Financial Reports- Financials were provided to the Board and reviewed by the Treasurer. We continue to have 3 residents with outstanding unpaid dues for 2022 and/or 2023. As of January 31, 2024, there are 20 residents that have not yet paid the 2024 assessments. Collections in February and March will determine the need for Board action. The tax return for 2023 has been prepared and a copy given to the Management Company for payment of the income taxes due on April 15, 2024. Additional discussions were held regarding pickle ball courts and it was determined that a poll should be taken of the residents to determine if use of the courts was sufficient to justify the expenditures.

#### **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 8:25pm.**

**The next meeting will be held on April 2, 2024, at Sugar Land Methodist at 6:30pm.**

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

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

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

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