

**VENETIAN ESTATES PROPERTY OWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES  
(January 7, 2025)**

**In attendance:**

X	Steve Tralie	X	Ralph Twiss	M	Leticia Gomez
X	Jim Vonderhaar	X	Haynie Stringer		
X	Bob Buck		Anum Siddiqui		
X	Ruth Jungman	X	Tom Shirley		
X	Pat Uselton				
X	Pat Lowrie				
X	Greg Yund				
	Christen Johnson				
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.

Business Meeting Call to Order-Discussion was held regarding the enforcement of our Builders Agreement in connection with construction of new homes. Discussion centered around the lack of follow-up by our board and the ACC to institute penalties that are built into our Builders Agreement. All agreed that more attention needs to be given to warning the homeowners and builders of violations of same and application of penalties. There was also some discussion regarding increasing the amount of the deposits provided for in the Builders Agreement. We also discussed needed revisions to our ACC guidelines to allow for approval of 4 car garages in the neighborhood following approval of such on Savoy.

**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**

With a motion by Haynie Stringer and a second by Pat Lowrie, the meeting minutes of December 3, 2024, were approved.

**Committee Reports**

- a. Deed Restrictions-No Report.
- b. Architectural Control-Pat Lowie reported that we currently have 15 lots in the neighborhood that had been approved for construction so there will be significant work going on in VE and that more

were expected in the future. There was a discussion regarding changing the speed limit in VE from 30 to 20mph and it was determined that we have no real control over such. Ongoing discussions regarding implementation of speed bumps or some other means to slow people down in the neighborhood was also brought up.

- c. **Grounds, Park & Security-Pat Uselton reported that the trees on Savoy had been trimmed. 24 additional “no parking” signs were made so anyone who needed them should contact him.**
- d. **Neighborhood Relations (Newsletter, Website & Events)-No report.**
- e. **Neighborhood Caring, Welcome & Block-Ruth Jungman noted that she had sent a card to a stroke victim in the neighborhood. She also requested more pictures of activities, etc. in VE for her use in a video she was putting together for the annual meeting later in January. She also noted that gifts were going to be given to the Church custodians in connection with National Custodians Day in February.**
- f. **City Liaison/Legal-No report.**
- g. **Lake Quality, City Water, Pumps & Dredging-No Report.**
- h. **Treasurer’s Report (Cash Balances as of December 2, 2024):**

<b>Frost Bank Checking 3238</b>	<b>\$ 22,236</b>
<b>Frost Bank Money Market 7505</b>	<b>\$ 190,769</b>
<b>HFCU Money Market 80150</b>	<b>\$ 20</b>
<b>New First Bank Checking 7009</b>	<b>\$ 23,265</b>
<b>Brazos CCU CD acct 041</b>	<b>\$ 120,105</b>
<b>Brazos CCU CD acct 045</b>	<b>\$ 222,844</b>
<b>Brazos CCU CD acct 046</b>	<b>\$ 28,801</b>
<b>Brazos CCU CD acct 042</b>	<b><u>\$ 35,399</u></b>
<b>Total</b>	<b><u>\$ 643,439</u></b>

- a. **Review Financial Reports-Financials were provided to the Board and reviewed by the Board in the absence of our treasure due to travel. We continue to have one resident that is delinquent in payment of dues in the amount of \$594.37 and our problem accounts for two residents. We will end 2024 with a positive budget variance of approximately 5%. The details of the variance will be discussed in a write up for the annual meeting. The transition of our bank accounts to New First Bank continues and substantial funds transfers will be taking place shortly. As the Certificate of Deposit accounts mature, we will move those funds to the New First Bank “Sweep” account.**

**Management Report**

- a. **Correspondence received by Association, Directors, and Management-No report.**

**b. Association Business and Operations-the Board was reminded of the upcoming annual meeting on January 16, 2025, to be held at the Sugar Land Methodist Church with sign in to begin at 6:30.**

**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 8:05 P.M. on a motion by Jim Vonderhaar and a second by Ruth Jungman.**

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

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

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

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

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