

**VENETIAN ESTATES PROPERTY OWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES  
(November 4, 2025)**

**In attendance:**

X	Steve Tralie		Tom Shirley	M	Leticia Gomez
X	Bob Buck	X	Christine March		
X	Ruth Jungman	X	Tracey Richardson	G	Peter Linder
X	Pat Uselton			G	Robert Gulliver
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 due 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**

President Tralie introduced our neighbor Robert Gulliver who discussed the current situation with Fort Bend County food pantries and their need for additional donations of food and money. In conjunction with East Fort Bend Human Needs Ministry Inc, a food drive will be conducted in Venetian Estates like last year. Robert will have a truck parked at his home on December 10, 2025, for people to bring needed items as presented in the flyer that he distributed to the Board. This activity will be tied to our annual VE Christmas party being held on the same day and will be announced prior to the party via an email blast. After going through his discussion and entertaining questions, Robert departed the meeting. President Tralie thanked him for doing this charitable work.

Our other neighborhood guest, Peter Linder, indicated that he wanted to see how the affairs of VE were conducted because he had some interest in joining the Board. He remained in the meeting until we convened our Executive Session.

President Tralie reviewed with the Board the status of the home situation at 103 St. Marks and how the City had located the owner of the property. A meeting in City Council chambers is scheduled for November 12, 2025, at 5:30 at which time the property owner will be asked to present justification for why the property should not be condemned due to its condition. The city committee conducting the meeting will make the final determination of the property's future status. Various City personnel have done substantial work in connection with getting this property fixed or condemned and razed. Certain VE Board members have also undertaken much work to clean up the property including getting it mowed at a significant cost which should be reimbursed on sale of the property in the future. President Tralie requested that as many residents as possible should attend that meeting to indicate our support for our neighbors and for the entirety of VE. An email blast was sent out to the residents concerning the upcoming meeting at city hall.

President Tralie announced that a meeting with City personnel was held on November 3, 2025, and more meetings were scheduled for November 4<sup>th</sup> through the 6<sup>th</sup> to gather information and ideas from residents of Sugar Land regarding the Imperial Sugar property development by the City. Approximately 90 people

attended the meeting on November 3<sup>rd</sup> of which 6 were from VE. Numerous ideas were put forth during the meeting on the 3<sup>rd</sup> and President Tralie suggested that more of our younger residents in VE would hopefully get involved because the impact of the City's development of the property will certainly influence VE property values.

One of our residents on Lombardy had an uninvited intrusion from what was thought to be a homeless man who appeared on a bicycle and managed to enter her back yard to use her table for his meal. She solicited the assistance of a neighbor. When that neighbor confronted the individual, he departed. President Trailer reminded everyone of the need to call 311 for City officer assistance in such situations.

In connection with our home lighting discussions in past meetings and the Architectural Control guidelines regarding same, Christine March investigated an organization known as Dark Sky.Org which is a private organization. She reported that she would be getting information from them to see if we could incorporate any of their recommendations in our Architectural Control Committee guidelines to reduce "light pollution" in the neighborhood. She also indicated that we would not be able to get certification as a "Dark" location as discussed in a previous meeting of the Board.

There was a brief discussion regarding the upcoming Annual Meeting on January 16, 2026 at 7pm and it was agreed that we would conduct the meeting like last year without any City officials.

#### 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

On a motion by Bob Buck and a second by Pat Lowrie, October 14, 2025, meeting minutes were approved with correction of a couple of dates referenced in the minutes.

#### Committee Reports

- a. Deed Restrictions-Greg Yund indicated that he and Pat Lowrie had met with personnel of our management company as to how and when letters concerning violations were being mailed. He reported that the violations report would be separated into two columns for Deed Restriction violations and those pertaining to the Architectural Control Committee violations to clarify the report. President Tralie brought up the

need to get the deed restrictions changed and Greg Yund again explained how the Board had attempted getting the needed votes in the past and participation was so low that nothing could be done because a simple majority vote of the residents could not be achieved. A general discussion ensued as to how we should work toward getting the neighborhood to participate in voting to modify the deed restrictions.

- b. **Architectural Control-Pat Lowrie indicated there had been 2 applications since the last meeting and that 1 was pending and 1 was denied pending further review regarding the lighting to be installed on a home on Tuscany.**
- c. **Grounds, Park & Security-Pat Uselton indicated that he was having trouble getting residents to return the no parking signs and asked that something be put in the Newsletter so that residents were aware of the problem.**
- d. **Neighborhood Relations (Newsletter, Website & Events)-Tracey Richardson announced that the Halloween hayride and the use of wrist bands worked out very well. Christine March indicated that the waivers which were obtained in connection with the hayride should be maintained for a period of 5 years. Tracey announced upcoming events in the neighborhood, including the Wine & Cheese party on November 16<sup>th</sup> at the home of the March's and the Christmas party on December 7<sup>th</sup> at the home of the Sommers. She also requested that anyone who has articles for the Newsletter have them to her no later than 11/17/25.**
- e. **Caring, Welcome & Block Captains-Ruth Jungman reported that nothing had happened in the neighborhood requiring any action.**
- f. **City Liaison/Legal-Ruth Jungman indicated no meeting had been held since the last Board meeting so there was no report.**
- g. **Lake Quality, City Water, Pumps & Dredging-Bob Buck indicated that the lake was dyed before the recent rainfall. He also indicated that 3 of our residents had indicated some interest in helping with dredging of the lake in specific areas but did not want to have to deal with the mud on their property. He further indicated there were two areas on St. Marks and Capri that may require work from Steve Orsak's company to get done and that a neighbor on Piedmont may be interested in taking the excavated mud from the lake on a temporary basis. Bob is continuing to investigate these matters. A question was raised about restocking the lake and Bob said he would be checking when the best time would be to introduce forage fish and bass given the amount of silt in the lake.**
- h. **Treasurer's Report (Balances as of September 30, 2025):**

<b>New First Bank Checking 7009</b>	<b>\$ 31,742</b>
<b>New First Bank Money Market 8953</b>	<b>\$ 213,203</b>

New First Bank ICS 7009	\$ 24,233
New First Bank 3 Month CD maturing 11/16/25	\$ 303,205
Brazos CCU CD acct 041 maturing 11/9/25	\$ 123,235
Brazos CCU CD acct 046	\$ <u>1</u>
Total	\$ <u>695,619</u>

- a. **Review Financial Reports:** Annum Siddiqi provided financial reports to the Board and reviewed same. As of September 30, 2025, all residents have paid their prior year assessments and our problem accounts for two residents continues as in prior months. We continue to be ahead of budget, primarily due to not yet having to spend budgeted amounts on water to date and delaying expenses for lake maintenance. The final budget was presented for 2026, including an increase of 10% in the annual dues and an increase of \$200 in the use of lake water for irrigation by certain residents. On a motion by Haynie Stringer and a second by Greg Yund, the budget was unanimously approved.

### Management Report

- a. **Correspondence received by Association, Directors, and Management-**Leticia Gomez presented the list of 8 Board members for reelection at the annual meeting scheduled for January 16, 2026. Bob Vacek indicated he would not be running and Greg Yund indicated that he was undecided. She further discussed the procedures and timing of various items regarding voting during the annual meeting and nominees submissions for Board positions.
- b. **Association Business and Operations-**it is anticipated that we will have final completion by Chuck Howell of the incorporation of additions to the ACC guidelines by the next meeting at which time the Board will be voting on the revised guidelines which will then be recorded by our legal counsel in the County Courthouse.
- c. **Leticia Gomez requested that the 2026 Management Agreement & Budget Modifications be approved.** She indicated that item #5 (Meter Reading) and #21 (Event Setup) would be removed from the Agreement and that a vote should be held at the next meeting to approve same. No vote was taken on this matter at this current meeting. She also announced that 2026 assessments would be mailed out to the residents shortly.

### 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

- a. **Items for Review**
- b. **Collections**

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

- c. Deed Restriction Report**
  - 1. Enforcement Actions**
  - 2. Owner Requests**

**Reconvene in Open Session and Report on Actions Approved During Executive Session-On a motion by Christine March and second by Steve Trailie, all actions taken by the Board during the Executive Session were unanimously approved.**

**The next regular monthly meeting will be held on December 2, 2025, at Sugar Land Methodist Church at 6:30 P.M.**

**The meeting was adjourned at 8:50pm via a motion by Haynie Stringer and a second by Tracey Richardson.**

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

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

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

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