

**VENETIAN ESTATES PROPERTY OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**November 5, 2024**

**In attendance:**

x	Steve Tralie	x	Ralph Twiss	m	Leticia Gomez
x	Jim Vonderhaar	x	Haynie Stringer	g	Robert Gulliver
x	Bob Buck	x	Anum Siddiqui		
x	Ruth Jungman		Tom Shirley		
x	Pat Uselton				
x	Pat Lowrie				
x	Greg Yund				
	Christen Johnson				
	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, Board President called the meeting to order at 6:32 P.M. The meeting was conducted at the Sugar Land Methodist Church.

**Call Open Forum to Order**

- a. **Residents Input** – Robert Gulliver attended the meeting asking the board for permission to have a food drive in his driveway. The board agreed to allow for the food drive to occur on December the 4<sup>th</sup> from 3:30pm-6:30pm. A flyer will go out to all homeowners via email blast and Townsq.

**Call Business Meeting to Order**

**Actions between Meetings**

- a. **Summarized Unannounced Meetings, if any**
- b. **Ratify Actions Approved Between Meetings, if any**

**Approve Minutes of Previous Meeting**

With a motion by Jim Vonderharr and a second by Haynie Stringer, motion passed for the October 2, 2024 meeting minutes.

### **Committee Reports**

- a. **Deed Restrictions** – Greg Yund went over the inspection report and will contact Gloria Rodriguez to let her know what letters can go out.
- b. **Architectural Control** – The board agreed to welcome Jay Sherman to the ACC Committee. The board has asked Brittany Austin to put together a running calendar for completion date for applications submitted and builder contact information.
- c. **Grounds, Park & Security** – Pat Uselton reported that the fallen tree was removed, fence was repaired, and invoices were sent to Leticia Gomez. Pat also mentioned that the trimming of 6-8 trees on each side of Lombardy would run \$3,750. Pat will ask if it can be done this year.
- d. **Neighborhood Relations (Newsletter, Website & Events)** – The newsletter will go out in late November or early December. The Christmas event will be held on Dec. 7<sup>th</sup>., The wine & cheese, and Halloween events had good turnouts.
- e. **Neighborhood Caring, Welcome & Block Captains** - Ruth Jungman announced that two cards were sent out to homeowners.
- f. **City Liaison/Legal** - Ralph Twiss announced he attended the meeting held and is waiting on the PDF to share with the board.
- g. **Lake Quality, City Water, Pumps & Dredging** - Bob Buck mentioned that he is losing access for maintenance boats to enter the lake. The board agreed for Bob to purchase a jon boat and find a place on the lake to store it.

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**Treasurer's Report as of 09/30/2024**

**Cash Balances**

New First Checking #--7009	\$ 1,465.01
Frost Bank Checking #----3238	\$ 24,339.25
Frost Bank Money Market #-----7505	\$ 210,175.47
HFCU Money Market #---0150	\$ 20.00
Brazos CCU CD #----041 - 11/9/24 maturity	\$ 117,229.77
Brazos CCU CD #----045 - 5/19/24 maturity	\$ 217,444.67
Brazos CCU CD #----046 - 3/25/25 maturity	\$ 28,069.14
Brazos CCU CD #----042 - 4/7/25 maturity	\$ 34,541.75
Total Current Assets	<u>\$ 687,337.96</u>

- a. **Review Financial Reports-** The February 2024 financial statements were provided to the board by the management company and Anum Siddiqui reviewed the information and sent her report.
- b. **2025 Proposed Budget-** The 2025 Proposed Budget was approved with Jim making the motion, Haynie second the motion passed.

**Management Report**

- a. Correspondence received by Association, Directors, and Management-
  - 1. CTA Filing- The board agreed FOR Anum Siddiqui to file on behalf of the HOA.
  - 2. Fiber Proposal- Jim presented the fiber proposal for the community wide programs that included cable and internet for the neighbor and asked the board what their take on the proposal for the HOA would include the fee in the annual assessment. The board did not approve the proposal.
  - 3. Updated Management Agreement- The board would review the agreement and table until the December meeting.
  - 4. Annual Meeting Schedule- Leticia went over the annual meeting schedule with the board. The annual meeting will be held on Thursday, January 16, 2024.
- b. Association Business and Operations – No report

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**Executive Session** – No action undertaken.

Reconvene in Open Session and Report on Actions Approved During Executive Session.

- a.** Collections - No actions
- b.** Deed Restriction Report – No actions

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

The meeting was adjourned at 8:28p.m. The next meeting will be held on Tuesday, December 3, 2024 at Sugar Land Methodist Church at 6:30pm.

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

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

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