

**VENETIAN ESTATES PROPERTY OWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES  
May 4, 2021**

**In attendance:**

x	Ed Beckham		Pat Lowrie	x	Tom Tran
x	Bob Buck	x	Cindy Pack	x	Ralph Twiss
x	Andrew Engleman	x	Tarn Springob		Pat Uselton
x	Christen Johnson	x	Haynie Stringer	x	Bob Vacek
x	Ruth Jungman	x	Tom Tannahill	x	Jim Vonderhaar
x	Pat Krajca	x	Steve Tralie	x	Don Wilson
M	Leticia Gomez	g	Steve Dewey		

**x = board members in attendance, g=guest, m=management company**

**Call Meeting to Order:**

Due notice of meeting, a quorum was established, Steve Tralie, the board President called the meeting to order at 6:38 p.m. The meeting was held at Sugar Land First United Methodist Church in Wesley Hall.

**Call Open Forum to order:**

- a. Resident Input** - Steve Dewey of 518 Lombardy attended the meeting.

**Call Business Meeting to Order:**

**Action between Meetings:**

Tarn Springob reported on the joint meeting of the Deed Restrictions and Architectural Control committees concerning those residents in violation of the fence restrictions. It was decided that going forward the board's policy will be first a phone call to the resident concerning the violation, then a letter from the board and Austin Properties. If the issue isn't resolved then another certified letter and then the issue will be turned over to the attorney for further communication. A wood fence within forty feet of the water is in violation of our deed restrictions. It was suggested that the board provide names of fence companies who could help the home owner. The fence policy information will be provided at the next annual meeting.

### **Approve Minutes of Previous Meeting:**

With a motion from Tarn Springob and a second from Jim Vonderharr, the minutes from the April 6, 2021 meeting were approved.

### **Committee Reports**

1. **Deed Restrictions** - Tom Tannahill stated that lake inspections had taken place. Several notices were sent concerning the need to power wash.
2. **Architectural Control** - Tarn reported that 9 applications for property improvement were approved last month. That brings the total to 23 for the year. Two applications were not approved.
3. **Grounds, Park & Security** - Steve Tralie reported for Pat Uselton that the City of Sugar Land will approved expenditure for the removal of the dead ivy on the Piedmont wall on May 18 and the work should begin after that. The 3 pumps damaged by the freeze were replaced. The irrigation system is working. The new lawn service company has begun work. Steve sent a letter to the city as well as the builder/contractors to avoid parking on the common areas on Piedmont and Lombardy as they damage the sprinkler systems.
4. **Neighborhood Relations**

Christen Johnson showed the board the new "Yard of the Month" sign. Jim Vonderharr to make the selection each month. Leticia has a form letter that Christine will send to each recipient. Another newsletter will go out in June. Plans for social gatherings for the rest of the year include the Classic Car/Golf Cart Parade on Sunday, May 30th, July- flags in each homeowners yard distributed by the block captains, Popsicles in the Park in August, Wine and Cheese Party at the Tralies in late September, Block parties in October, the Halloween Hayride, a possible Venetian Estates Night at Sugar Creek Country Club, Hot Chocolate with Rudolph, and a Christmas/Holiday party at a resident's home. Christine also mentioned that we can get VEPOA merchandise including mugs, shirts, tote bags, etc if we are interested.
5. **Caring and Welcome** - Ruth Jungman reported that Kim Purmer of 103 St. Marks passed away and Ruth sent a sympathy card. Marcus Enard's mother passed away. The Buells, new residents on Sorrento, were given a welcome basket.
6. **City Liason/Legal** - Ralph Twiss continues to attend the city monthly meetings and forwards all city communications to the residents.

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**7. Finance - to be inserted by Leticia.** Pat Krajca reported only one resident has not paid their annual dues. Due to the freeze repair we are slightly over budget for this year.

**8. Lake Quality** - Bob Buck is meeting with a Lake Management company to inquire about ways to get vegetation in the lake and to get rid of undesirable fish. The lake was dyed recently.

**Management Report**

Leticia Gomez reported that communications will be through Town Square exclusively beginning May 31st. Steve requested updated on the website including the new board members.

The annual meeting will be Tuesday, May 11th via Zoom. Sign in is 6:30 p.m. and the meeting begins at 7 p.m.

**Executive Session Convened at 7:39 p.m.**

**The Board may convene an Executive Session, as needed, to consider actions involving personnel, litigation, contract negotiations, enforcement actions, attorney communications or other confidential information as allowed under Texas Property Code section 209.0051.**

There was much discussion over the fence issue between 118 Capri and 114 Capri. It was decided that one of the board members would contact both homeowners to set up a meeting to try to resolve the fence violation.

A letter will be sent to 110 Sorrento concerning their misconception of their fence repair.

Pat Krajca made a motion to adjourn, it was seconded by Ralph Twiss and the meeting was concluded at 8:15 p.m.

The next board meeting will be Tuesday, June 1, 2021 at 6:30 p.m. at the church..

Date \_\_\_\_\_

Respectfully submitted,

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

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

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