

**VENETIAN ESTATES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
(September 2, 2025)**

In attendance:

X	Steve Tralie	X	Tom Shirley	M	Leticia Gomez
X	Bob Buck	X	Christine March		
X	Ruth Jungman	X	Tracey Richardson		
X	Pat Uselton				
X	Pat Lowrie				
	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 Steve Tralie, President, called the meeting to order at 6:33 P.M. The meeting was held at the Sugar Land Methodist Church. Due to the meeting being the first since June 3, 2025, several items were the subject of discussion.

Call Business Meeting to Order

President Tralie announced the resignations of Ralph Twiss and Jim Vonderhaar (elected to Sugar Land City Council). The resignations were accepted, and President Traile indicated that two residents had expressed a willingness to serve as Board members. On a motion by Pat Uselton and second by Ruth Jungman, Christine March and Tracey Richardson (motion by Ruth Jungman and second by Bob Buck) were approved as Board members and welcomed. Discussion was held regarding the need to find one other resident who would be willing to serve on the Board to get to our required total of 13.

President Tralie distributed to each Board member a bound, indexed copy of all the Deed Restrictions and amendments thereto from inception of Venetian Estates until the current time which he and Mrs. Tralie had assembled. He also distributed some additional material related to other information of interest dating back to February of 1969 and February of 1975 for the Boards reading pleasure. The Board thanked them for their efforts in putting all of this information together.

President Tralie proceeded to discuss the filling of Board Responsibilities with the addition of new Board members. On a motion by Bob Vacek and second by Ruth Jungman, Tom Shirley was unanimously elected to the position of Vice-President replacing Jim Vonderhaar.

The 2025-2026 Committee list was updated. Christine March agreed to be a member of Deed Restrictions. Tracey Richardson agreed to be a member of Neighbor Relations and Ruth Jungman agreed to take the place of Ralph Twiss as City Liaison/Legal.

President Tralie announced that the October meeting of the Board is moving to October 14, 2025, due to a conflict with the National Night Out event.

President Tralie announced that the rate we pay to keep our lake adequately filled is increasing from \$.52 to \$.56 per 1,000 gallons, which is still substantially less than we would have to pay to utilize ground water.

President Tralie announced that Pete Olsen presented a proposal to have a Cross memorial in our park area. After discussion, it was decided by the Board not to accept the proposal.

President Tralie proposed that we have someone fill the role of Historian for Venetian Estates. No further action was taken on this proposal.

Tom discussed the status of the pickleball courts and indicated that he is in the process of requesting from the City a reduction in the parking spots previously required by the City.

An extensive discussion was held regarding the way letters were mailed out due to Deed Restriction violations by residents. On motion by Steve Tralie and second by Pat Lowrie, it was determined that the process would henceforth be as follows:

First letter notifying the residents of the violation and need to correct the issue

Second letter 30 days later notifying the residents of the violation and need to correct the issue

Third letter 30 days later in the form of a Certified Letter same as above and if no response is received from the resident, the matter will be turned over to our legal counsel for handling.

Because of the addition of new Board members, an extensive discussion was held regarding the Architectural Control Committee Guidelines and the relationship between them and the Deed Restrictions. It was at this time that Christine March agreed to be a part of the Deed Restrictions committee. With her legal background, President Tralie acknowledged that she is a great addition for the committee.

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 Uselton, the June 3, 2025, meeting minutes were approved.

Committee Reports

- a. Deed Restrictions-No report**
- b. Architectural Control-Pat Lowrie reported that since our last meeting, three applications have been received and approved. Home construction at 526 Lombardy and 115 Capri and a pool addition at 522 Lombardy. She reported there have been**

numerous complaints about the properties at 302 Piedmont and 103 St. Marks. More information is being gathered regarding these two properties and will be provided to the Board as it becomes available. Pat also indicated that Chuck Howell is incorporating changes to the ACC guidelines as suggested by various Board members.

- c. **Grounds, Park & Security-Pat Uselton** reported that the trees on Savoy had been trimmed and that sprinkler systems were performing adequately at this time.
- d. **Neighborhood Relations (Newsletter, Website & Events)-Upcoming events** were announced as follows: Donut Drive by at the Larocca residence from 7 to 8 a.m. on September 15th, Wine & Cheese party on November 16th at the March residence and National Night Out on October 7th. It was also noted that no home has been determined for the annual Christmas celebration.
- e. **Caring, Welcome & Block Captains-Ruth Jungman** indicated that Welcome Baskets had been distributed to new residents at 810 Bel Mar (Gutierrez's), 134 St. Marks (Spitznagel's), 107 Capri (Pierre-Louis's), 707 Salerno (Muller's), 838 Bel Mar (Chanchani's) and 410 Lombardy (Hadi's). She also reported that a condolence card was sent to our neighbor Abel Perez at 107 St. Marks and that a get-well card had been sent to Ralph & Mary Ellen Twiss at 835 Bel Mar.
- f. **City Liaison/Legal-No report**
- g. **Lake Quality, City Water, Pumps & Dredging-Bob Buck** indicated that the lake would be dyed more often and that he was talking with Mr. Orsak about the removal of concrete bulkheads to maintain a minimum amount of damage and further that he continued to check on the possibility of some specific coves being dredged and the related costs.
- h. **Treasurer's Report (Balances as of July 31, 2025):**

Frost Bank Checking 3238	\$ 9,816
New First Bank Checking 7009	\$ 27,879
New First Bank Money Market 8953	\$ 202,534
New First Bank ICS 7009	\$ 43,959
New First Bank 3 Month CD	\$ 301,908
Brazos CCU CD acct 041	\$ 122,171
Brazos CCU CD acct 04	\$ <u>1</u>
Total	<u>\$ 708,267</u>

- a. **Review Financial Reports: Anum Siddiqui** provided Financial Statements to the Board and reviewed same. As of July 31st, we had 4 residents that were delinquent in payment of 2024/2025 dues and our problem accounts for two residents continuing as in prior months. We are ahead of budget, primarily due to not yet having to spend budgeted amounts on

water to date and delaying expenses for lake maintenance.

Management Report

- a. Correspondence received by Association, Directors, and Management-no report.
- b. Association Business and Operations-on completion by Chuck Howell of the incorporation of additions to the ACC guidelines, the Board will likely vote on these revised guidelines to approve the changes at the next meeting which will then be recorded by our lawyer in the County Courthouse.

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 the date and time for the next meeting.

The meeting was adjourned at 8:10 pm via a motion by Haynie Stringer and a second by Pat Uselton.

The next regular monthly meeting will be held on October 14, 2025, at Sugar Land Methodist Church at 6:30 P.M.

Date: _____

_____, **President**

_____, **Secretary**

_____, **Management**