

**VENETIAN ESTATES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
(December 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			G	Mike Rozell
X	Pat Lowrie			G	Jason Pierce
X	Greg Yund				
X	Haynie Stringer				
	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 6:32 P.M. The meeting was held at the Sugar Land Methodist Church.

Call Business Meeting to Order

President Tralie announced the Casa Home Christmas Display will be held at 402 Piedmont on Friday, December 5th from 10am-4pm and again at 6-9pm and on Saturday, December 6th from 10am-4pm. He also indicated that traffic is likely to be substantial and for that reason the “no parking signs” would be installed on the house side of the street. He also requested volunteers to help with the parking situation.

President Tralie opened a discussion regarding the placement of rocks at the Lombardy entrance to keep cars off the grass and sprinkler system. After discussion, Greg Yund, Tracey Richardson and Christine March agreed to investigate the sizes of rocks to be installed in that area, pricing, etc. and report back to the Board.

President Tralie reviewed with the Board the status of the home situation at 103 St. Marks and advised that he had a discussion with Kelly Ferguson who is representing potential buyers of the property. They want to purchase the property, but the owners continue to be missing. There will be a meeting held in the City offices on January 12, 2026, to determine how the City will be proceeding with the property.

Tom Shirley reported that the city has waived the parking requirement and the pickleball court construction would begin soon. There will be two courts with 8ft fencing around both. A bicycle rack will be installed and Tom indicated that certain residents would be contributing two benches for the area. Bids to remove trees will be solicited as soon as the trees are marked, likely in the first two weeks of 2026. The cost of construction has been pegged at \$78,257 but that does not include tree removal cost nor any funds for new landscaping plants, etc.

President Tralie announced that Chuck Howell had finished all the suggested modifications to the Architectural Control Committee guidelines. On a motion by Bob Vacek with 2nd by Pat Lowrie, the motion to have the guidelines filed in the county courthouse was unanimously approved.

Call Open Forum to Order

Residents Input – No residents input

Actions between Meetings

Summarized Unannounced Meetings, if any-None

Ratify Actions Approved Between Meetings, if any-None

Approved Minutes of Previous Meeting

On a motion by Haynie Stringer and second by Pat Lowrie, the minutes of the meeting of October 14, 2025, were unanimously approved.

Committee Reports

Deed Restrictions-Greg Yund indicated that there were no major issues to report. There is a bulkhead issue on the Alkire Lake side of the subdivision on Gondola Street. It was determined that a letter should be sent to the homeowner to remind them that the maintenance of the bulkhead is a homeowner's responsibility. A homeowner on Santa Maria Street had approval to complete construction of their bulkhead but had not been given approval to paint it blue and would be sent a letter advising that the blue paint would have to be removed. Greg further reported that he and Bob Buck had investigated the existence of pumps on the lake, and they found some concealed pumps in the lake. He also reminded the Board that the ACC guidelines require a city water connection for each lot when there is a lake pump.

Architectural Control-Pat Lowrie indicated there had been 4 applications for construction since the last meeting and 1 was in pending status. She also reported that an 18-wheeler had created an issue in one of the cul-de-sacs and that it had been resolved. There was a lengthy discussion regarding lighting issues in the subdivision and whether we could utilize the Dark Sky criteria. The builder representatives joined in the conversation about the types of lighting which should be allowed in VE. Jason Pierce indicated that he would check on Dark Sky for us. Mike Rozell indicated that Kelvin lighting is not good for the neighborhood. President Tralie reminded all it is the responsibility of the ACC to approve or deny the requested lighting on homes in VE.

Grounds, Park & Security-Pat Uselton indicated that he had no report.

Neighborhood Relations (Newsletter, Website & Events)-Tracey Richardson Tracey announced that the Wine & Cheese party on November 16th at the home of the March's had been very well attended. She indicated that 4 residents had agreed to be bartenders for the Christmas party on December 7th at the home of the Sommers. She also indicated that the most recent newsletter had produced some issues with the current provider, and she had to use the management company personnel to get it completed. Caring, Welcome & Block Captains-Ruth Jungman indicated she had no report.

City Liaison/Legal-Ruth Jungman indicated she had no report since no city meeting had been held.

Lake Quality, City Water, Pumps & Dredging-Bob Buck indicated that the lake was going to be dyed before the Christmas party. He announced that the forage fish restocking had been completed with 100,000 units of flathead minnows and copper blue gills. He also indicated that he had some correspondence with a dredging company since the last meeting.

Treasurer's Report (Balances as of September 30, 2025):

New First Bank Checking 7009	\$ 31,155
New First Bank Money Market 8953	\$ 213,656
New First Bank ICS 7009	\$ 13,655
New First Bank 3 Month CD maturing 11/16/25	\$ 303,930
Brazos CCU CD acct 041 maturing 11/9/25	\$ 123,235
Brazos CCU CD acct 046	<u>\$ 1</u>
Total	<u>\$ 685,632</u>

Review Financial Reports: In the absence of Annum Siddiqi, her financial reports to the Board were reviewed with no major questions being raised.

Management Report

Correspondence received by Association, Directors, and Management-Leticia Gomez reported that the mailout for the annual meeting would be released on December 22nd. Ruth Jungman requested pictures of events in VE be submitted to her for inclusion in the video that will be played at the annual meeting.

Our guests were excused by President Tralie and we convened an Executive Session.

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.

Items for Review

Collections

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

Deed Restrictions Report

1. Enforcement Actions

2. Owner Requests

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

The next regular monthly meeting will be held on January 5, 2026, at Sugar Land Methodist Church at 6:30 P.M.

The meeting was adjourned at 8:12pm via a motion by Greg Yund and a second by Ruth Jungman.

Date: _____

_____, **President**

_____, **Secretary**

_____, **Management**