

**Estates Property Owners' Association, Inc.  
Board of Directors Meeting Minutes  
April 7, 2026**

**In attendance:**

<b>X</b>	<b>Steve Trailie</b>	<b>X</b>	<b>Peter Linder</b>	<b>M</b>	<b>Leticia Gomez</b>
<b>X</b>	<b>Tom Shirley</b>	<b>X</b>	<b>Christine March</b>		
<b>X</b>	<b>Ruth Jungman</b>				
<b>X</b>	<b>Pat Lowrie</b>	<b>G</b>	<b>Joelle Fraytag &amp; son</b>		
<b>X</b>	<b>Bob Buck</b>	<b>G</b>	<b>Rebecca Schillaci</b>		
<b>X</b>	<b>Haynie Stringer</b>				
<b>X</b>	<b>Anum Siddiqui</b>	<b>G</b>	<b>Mark Bullock</b>		
<b>X</b>	<b>Tracey Richardson</b>				

**X=board members in attendance, G=guest, M=management company**

**I. Call Meeting to Order**

After due notice of the meeting, a quorum was established and Steve Trailie called the meeting to order at 6:31 P.M. The meeting was held at the Sugar Land Methodist Church.

**II. Call Business Meeting to Order**

**a. Election of Officers**

There was a discussion of term limits for officers. The Board voted to waive term limits for the purposes of the present election/Designation of officers. Motion by Christine March, Seconded by Tom Shirley.

The following were elected for 2026

**President: Steve Trailie**

**Vice President: Tom Shirley**

**Secretary: Christine March**

**Treasurer: Anum Siddiqui**

**b. Designation of Committee Chair and Members of Committees**

The list of committees and positions was sent to the board several days ago by Steve Trailie. The Assignments with a few alternations was moved for acceptance by Tom, Seconded by Ruth J and approved by the Board.

**Deed Restrictions - Chair: Steve Trailie**

**Members: Steve Trailie, Christine March, Tom Shirley, Pat Lowrie**

**Architectural Control - Chair: Pat Lowrie**

**Members: Pat Lowrie, Bob Buck, Chuck Howell, Jay Sherman**

**Grounds, Park and Security - Chair: Pat Uselton**

**Members: Pat Uselton, Haynie Stringer, Steve Trailie**

**Newsletter, Website, Events - Chair: Tracey Richardson**

**Members: Tracey Richardson,**

**Volunteers: Janine Vonderhaar, Susan Uselton, Carol Trailie**

**Caring, Welcome & Block Captains - Chair: Ruth Jungman**  
**Members: Ruth Jungman**

**City Liaison and Legal - Chair: Ruth Jungman**  
**Members: Ruth Jungman**

**Finance - Chair: Anum Siddiqui**  
**Members: Anun Siddiqui, Steve Trailie**

**Lake Quality, City Water, Pumps & Dredging - Chair: Bob Buck**  
**Members: Bob Buck, Peter Linder, Pat Uselton, Tom Shirley, Steve Trailie, Haynie Stringer**

**Call Open Forum to Order**

**Residents Input – nothing to report**

**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 Haynie S and a second by Ruth J, March 3, 2026, meeting minutes were approved.**

**Committee Reports**

- a. **Deed Restrictions- no action to report.**
- b. **Architectural Control- One resident indicated he intended to seek a variance for fence height, but he did not send a request for variance and did not appear at the meeting therefore no action was taken on this issue. Neighbors adjacent to the property are opposed to a variance. There are 6 houses currently under construction and one large remodel on Salerno.**
- c. **Grounds, Park & Security- Tracey R reported that the boulders and landscape at the entrance will begin when the boulders are delivered, it is anticipated that this will occur within 2 weeks. Tom S reported that the Pickleball Court has been poured and fences were erected. The courts will be surfaced with colors and then will require a curing time. The Courts should be open by the end of April.**
- d. **Neighborhood Relations (Newsletter, Website & Events)- Tracey R will change the provider for the newsletter. Articles should be sent to her by April 15. Tracey will also look into the contract for the website and update the content to include the**

current board members, officers, committees and committee membership as well as update the block captains. Ruth will provide a list of the current block captains to Tracey.

- e. **Caring, Welcome & Block Captains-** John S longtime resident passed away at the end of March and a condolence letter was sent to this family. John W, a long time resident, fell and broke his hip. A get well letter was sent to him.
- f. **City Liaison/Legal-**Steve reported that Blendin Coffee shop has requested permission for wine and beer to be sold at their shop. Their intent is to have wine tastings. The part owner of Imperial Wine owns a part of Blendin. Imperial Wine has permanently closed. At least one owner with a home in close proximity is opposed. Steve Trailie and Tom Shirley will make an inquiry regarding the process for this variance and notify homeowners in the event they will be informed of the process. The only concern of the Board is traffic that turns right rather than left upon exiting the business. There is a concern for the safety of our residents to walk and walk dogs after dark in a subdivision without sidewalks and who share the roadway potentially with drivers who have been drinking alcoholic beverages.
- g. **Lake Quality, City Water, Pumps & Dredging-** A project to dredge the end of the Capri and St. Marks Cove was proposed by Bob B. The contractor will be Bullock Construction. Three residents appeared to ask questions and to indicate their approval to use their property for geo-tubes (22 ft bottom and 50" long) to put the sludge for drying. The dredge will be conducted by a diesel dredge device attached to cables stretched over the cove. The finished depth will be 4' at the edges and 6' at the center for 20 feet of the end of the cove. This is the only dredge project planned at this time as this will be a test of the results and of the resident's tolerance of the process. The cost will be approximately \$24,000 for one cove. Bob B moved for approval to commence the project. Tom S seconded. All approved.
- h. **Treasurer's Report as of 03/31/2026**

New First Bank Checking 767009	\$ 35,000.00
New First Bank Money Market 8953	\$ 143,896.31
New First Bank ICS 009	\$ 72,481.58
New First Bank CD	\$ 504,712.82
Total	\$ 756,090.71

- 1. **Review Financial Reports:** Anum S & API provided Financial Statements as of March 31, 2026 to the Board. She also reported that 12 out of 229 homes are delinquent as of 2/28/26.

### Management Report

- a. **Correspondence received by Association, Directors, and Management-** No Report

**b. Association Business and Operations- No Report**

**Executive Session**

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

- a. There were no matters addressed in Executive session**

**The next regular monthly meeting will be held on May 5, 2026, at Sugar Land Methodist Church at 6:30 P.M. The meeting was adjourned at 7:52 pm via a motion by Haynie S and a second by Peter L.**

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

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

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

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