

VENETIAN ESTATES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
(December 3, 2024)

In attendance:

X	Steve Tralie	X	Ralph Twiss	M	Leticia Gomez
X	Jim Vonderhaar	X	Haynie Stringer		
X	Bob Buck		Anum Siddiqui		
X	Ruth Jungman	X	Tom Shirley		
X	Pat Uselton				
X	Pat Lowrie				
X	Greg Yund				
X	Christen Johnson				
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 6:32 P.M. The meeting was held at the Sugar Land Methodist Church.

Business Meeting Call to Order-Discussion was held regarding the size of our offsite storage space and it was determined that we needed to double the size of the storage space from a 5X5 to a 5X10 space. On a motion by Bob Vacek and second by Jim Vonderhaar to increase the size of the storage, the motion passed unanimously.

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**

Approve Minutes of Previous Meeting

With a motion by Haynie Stringer and a second by Jim Vonderhaar, the meeting minutes of November 5, 2024, were approved as amended to change a date in the Financial Reports section of the minutes.

Committee Reports

- a. Deed Restrictions-Greg Yund noted that two letters had been mailed to residents concerning violations of the Deed Restrictions.**
- b. Architectural Control-Pat Lowie noted that no applications had been submitted by residents since the last meeting.**
- c. Grounds, Park & Security-Pat Uselton reported that the trees on Lombardy had been trimmed,**

hedges on Savoy were also trimmed and the lake had been dyed. Approval was given for 24 additional “no parking” signs to be ordered to give us a total of 36 to be used for functions/construction to control parking in the neighborhood. It was also announced that Tachus had removed their fiber lines that had been previously installed earlier this year. No complaints were received concerning this matter from any residents.

- d. **Neighborhood Relations (Newsletter, Website & Events)-All were reminded that the Community Christmas Party is to be held on December 7, 2024.**
- e. **Neighborhood Caring, Welcome & Block-Ruth Jungman noted that two wedding anniversary cards had been mailed to residents and she asked that any pictures that were available regarding community events be sent to her so that they could be published.**
- f. **City Liaison/Legal-nothing to report.**
- g. **Lake Quality, City Water, Pumps & Dredging-There was a discussion about which residents were maintaining pumps for the purpose of watering their own yards, etc. and that a survey would have to be updated so that billings could be properly submitted to residents using the lake.**
- h. **Treasurer’s Report (Cash Balances as of December 2, 2024):**

Frost Bank Checking 3238	\$ 5,300
Frost Bank Money Market 7505	\$ 221,941
HFCU Money Market 80150	\$ 20
New First Bank Checking 7009	\$ 1,465
Brazos CCU CD acct 041	\$ 119,518
Brazos CCU CD acct 045	\$ 220,128
Brazos CCU CD acct 046	\$ 28,433
Brazos CCU CD acct 042	<u>\$ 34,968</u>
Total	<u>\$ 631,773</u>

- a. **Review Financial Reports-Financials were provided to the Board and reviewed by the Board in the absence of our treasure due to illness. We continue to have one resident that is delinquent in payment of dues in the amount of \$576.70 and our problem accounts for two residents. Tom Shirley raised a question concerning the number of accounts that we maintained, and it was decided that the Association would open a “funds sweep” account with New First Bank that would provide a better source of interest income for the operating funds above an established balance in that account for operations of \$35,000 as well as provide FDIC protection for all of the funds held as Certificate of Deposit accounts at Brazos CCU. Anum was informed following the meeting and the process to open the new account is underway. As the Certificate of Deposit accounts mature, we will move those funds to the New First “Sweep” account.**
- b. **Additional changes will be made to the Association Balance Sheet as prepared by our Management Company to remove the Reserve Balances from the liability section of the Balance**

Sheet and move the same to Equity. This is something that has been discussed in the past with our Management Company and it has since been accomplished and will be reflected in the financial statements at the next meeting.

Management Report

- a. Correspondence received by Association, Directors, and Management-No report**
- b. Association Business and Operations-the Board was reminded of the upcoming annual meeting on January 16, 2025 to be held at the Sugar Land Methodist Church as in prior years but with no invitations being sent out to City officials so that our meeting could be devoted to matters of importance to residents including the maintenance and improvement of the lake, deed restriction modifications, installation of pickle ball courts, architectural control committee rules modifications and other such matters.**

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 date and time for the next meeting.

The meeting was adjourned at 8:02 P.M. on a motion by Ralph Twiss and a second by Jim Vonderhaar.

The next meeting will be held on January 7, 2025, at Sugar Land Methodist Church at 6:30 P.M.

Date: _____

_____, **President**

_____, **Secretary**

_____, **Management**