

VENETIAN ESTATES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
(October 2, 2024)

In attendance:

X	Steve Tralie	X	Ralph Twiss	M	Leticia Gomez
	Jim Vonderhaar	X	Haynie Stringer		
X	Bob Buck	X	Anum Siddiqui	G	Suzanne Whatley
X	Ruth Jungman		Lori Shirley	G	Carne Paxton-Lemke
X	Pat Uselton	X	Tom Shirley	G	Jessie Li
X	Pat Lowrie				
X	Greg Yund				
	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 6:37 P.M. The meeting was held at the Sugar Land Methodist Church.

On a motion by Ralph Twiss, Tom Shirley was approved by the Board to replace his wife Lori Shirley as a member of the Board. The vote was unanimous.

President Tralie welcomed our guests from the city as noted above. Mrs. Whatley introduced Mrs. Paxon-Lemke and Mrs. Li, both of whom work for the city. The ladies explained details of the upcoming Bond election and the various elements of the same regarding the need for funds as specified in the bond propositions. They utilized a printout of a slide presentation that was developed for that purpose and provided us with a copy of the same along with other literature concerning the development of the need for these funds as part of the City Capital Improvement Program. We were also informed that a Townhall meeting would take place at City Hall on October 17, 2024, for Districts 1 and 2 to further discuss the need for these bond funds. Following the presentation, a question was posed concerning the failure of the city lift station at Savoy & Santa Maria during Hurricane Beryl. City Engineer Li indicated that she would have her department investigate the same.

Call Open Forum to Order

Residents Input – No residents input except as noted above.

Call Business Meeting to Order

President Tralie mentioned that we are still in the process of obtaining bids to get the large tree in the park that fell during the hurricane removed.

Toward the end of the meeting, President Traile suggested for the upcoming annual meeting in January 2025, that we dispense with having any guests from the city so that our time can be devoted to discussions with the residents of Venetian Estates. After a brief discussion, it was agreed by the Board that we should handle the annual meeting in this manner and hopefully have better attendance. This is to be announced through our social media channels.

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 Bob Buck and a second by Ruth Jungman, the meeting minutes of September 3, 2024, were approved as written.

Committee Reports

- a. **Deed Restrictions-Greg Yund noted that several minor matters of non-compliance are not dealt with in our Deed Restrictions and indicated that we still need to address same. He also requested that he, along with the Architectural Control Committee, be informed as soon as submissions for new construction were received by our management company, so that he could be formally aware of the start of new construction for monitoring of the same. The request is going to be given to Brittany in the office by our management company representative, Mrs. Gomez.**
- b. **Architectural Control-Discussion held regarding significant numbers of applications for home generators which were approved. There has been one application for home construction since the previous meeting which was approved.**
- c. **Grounds, Park & Security-Nothing to report**
- d. **Neighborhood Relations (Newsletter, Website & Events)-It was announced that 9 different streets in the neighborhood held block parties to celebrate National Night Out. Mention was made of the upcoming Wine & Cheese Party on October 27, 2024 (Jones' on Lombardy) and the Holiday Party on December 7, 2024 (Smiths' on Salerno).**
- e. **Neighborhood Caring, Welcome & Block Captains-Ruth Jungman mentioned that a sympathy card had been sent to the Ross family on the death of their family member.**
- f. **City Liaison/Legal-Ralph Twiss indicated that there was no activity to report but that the quarterly meeting was scheduled for October 3, 2024, and that he would report on the same at the next regular meeting.**
- g. **Lake Quality, City Water, Pumps & Dredging-Nothing of significance to report.**
- h. **Treasurer's Report (Cash Balances as of October 1, 2024):**

Frost Bank Checking 3238	\$ 10,474
Frost Bank Money Market 7505	\$ 225,905
HFCU Money Market 80150	\$ 20
New First Bank Checking 7009	\$ 924
Brazos CCU CD acct 041	\$ 117,230
Brazos CCU CD acct 045	\$ 217,444
Brazos CCU CD acct 046	\$ 28,069
Brazos CCU CD acct 042	<u>\$ 34,542</u>
Total	<u>\$ 634,608</u>

- a. **Review Financial Reports-Financials** were provided to the Board and reviewed by the treasurer. We continue to have 2 residents with outstanding unpaid dues for 2022 and 2023. It was mentioned that expenses should still be under budget for the year because of the lower costs we have incurred with respect to water for the lake. Anum also emailed her initial draft of the 2025 budget to the Board on September 30th which was discussed in some detail during the meeting but not approved. Various committees are still in the process of updating and modifying their requests for funds in the budget. It is anticipated that the details will all be worked out prior to the next meeting so that the budget can be voted on for approval.

Management Report

- a. **Correspondence received by Association, Directors, and Management-No report**
- b. **Association Business and Operations-the Board** received and reviewed a new Mosquito Control Agreement from our provider of these services, Cypress Creek Mosquito Control, Inc. The new agreement which was approved by the Board is for a 3-year period beginning January 1, 2025. It was also suggested that the spraying for mosquitos begin in February instead of March and that information should be given to Cypress by our management company.

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 8:15 P.M. on a motion by Ralph Twiss and a second by Haynie Stringer.

The next meeting will be held on November 5, 2024, at Sugar Land Methodist Church at 6:30 P.M.

Date: _____

_____, **President**

_____, **Secretary**

_____, **Management**