

**VENETIAN ESTATES PROPERTY OWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES  
September 7, 2021**

**In attendance:**

x	Ed Beckham	x	Pat Lowrie	x	Tom Tran
x	Bob Buck	x	Cindy Pack	x	Ralph Twiss
	Andrew Engleman	x	Tarn Springob	X	Pat Uselton
x	Christen Johnson	x	Haynie Stringer		Bob Vacek
x	Ruth Jungman	x	Tom Tannahill	x	Jim Vonderhaar
x	Pat Krajca	x	Steve Tralie		Don Wilson
M	Leticia Gomez				

**x = board members in attendance, g=guest, m=management company**

**Call Meeting to Order:**

Due notice of meeting, a quorum was established, Steve Tralie, the board President, called the meeting to order at 6:34 p.m. The meeting was held via Zoom.

**Call Open Forum to order:** Harris Johnston, Sugar Land Police Officer, reported on the incident at the bridge of a gun being fired. The SL Police investigated it and determined that the incident was a city ordinance violation. The security cameras captured the vehicle but the police were unable to locate the vehicle.

Harris also told us there had been only one report of criminal theft in our neighborhood this year. Some siding was stolen at a new home construction sight.

**Resident Input:** Sunil John of 119 Capri was in attendance and requested approval of his solar tile roof for his new home. The ACC will meet with him on Friday, September 9, 2021 at 5 p.m. to review his request.

**Call Business Meeting to Order:**

**Action between Meetings:** There was a meeting with Jim Vonderhaar, Steve Tralie, and Pat Krajca to discuss legislative changes concerning HOA boards.

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**Approve Minutes of Previous Meeting:**

With a motion from Tarn Springob and a second from Bob Buck, the minutes from the June 1, 2021 meeting were approved.

**Committee Reports**

1. **Deed Restrictions** - Tom Tannahill reported that several letters have been sent out to residents concerning mildew on driveways and houses. There was some discussion about this issue and Tom will try to reword the section concerning that issue and report back in October.
2. **Architectural Control** - Tarn reported that they had 3 or 4 applications for homes during the summer and one new home in review.
3. **Grounds, Park & Security** - Pat Usleton reported that he will contract with our new landscaper to cut back the wax myrtles on Savoy. He will look into the missing sprinkler covers on Savoy and Piedmont. He will follow up on flowers at the two entrances for the fall/winter.
4. **Neighborhood Relations** - Christine Johnson reported that the Driveby Donuts was a big success as was the Ice Cream Party. The Fall Wine and Cheese is scheduled for Oct. 17th. A decision will be made at the October meeting about this event. National Night Out is scheduled for Oct. 5.
5. **Caring and Welcome** - Ruth Jungman reported that she delivered 2 baskets and mailed several get well cards.
6. **City Liason/Legal** - Ralph Twiss continues to attend the city monthly meetings and forwards all city communications to the residents. The next meeting will be Oct. 21st.
7. **Finance** - Pat Krajca asked for all committee chairs to consider their budget needs for 2022 and send him an email with their requests. **Financial reports to be inserted by Leticia.**
8. **Lake Quality** - Bob Buck is going ahead with the mapping procedure for the lake with a price tag of \$14,000. The mapping will report on the depth, sludge and sediment in our lake. Following the mapping report, the company will give a dredging proposal.

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**Management Report** - Leticia reported that the legislative changes will be discussed and approved at the October meeting. The issues include fencing, board positions, and religious statues.

**Executive Session Convened at 7:51 p.m.**

**The Board may convene an Executive Session, as needed, to consider actions involving personnel, litigation, contract negotiations, enforcement actions, attorney communications or other confidential information as allowed under Texas Property Code section 209.0051.**

We discussed the board position terms for the ACC under the new legislative laws that went into effect on September 1, 2021.

Steve told us that the three biggest complaints from residents were barking dogs, lights shining across the lake, and muskogee ducks in residents yards. There have been no complaints about fences.

Pat Krajca made a motion to adjourn, it was seconded by Jim Vonderhaar and the meeting was concluded at 7:55 p.m.

The next board meeting will be Wednesday, Oct. 6 at 6:30 p.m. at the church.

\_\_\_\_\_ Date

Respectfully submitted,

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

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

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

Date \_\_\_\_\_

Respectfully submitted,

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

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

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