

**VENETIAN ESTATES PROPERTY OWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES  
September 6, 2022**

**In attendance:**

			<b>Don Wilson</b>	<b>M</b>	<b>Leticia Gomez</b>
<b>X</b>	<b>Ed Beckham</b>		<b>Haynie Stringer</b>		
<b>X</b>	<b>Bob Buck</b>		<b>Tom Tannahill</b>		
	<b>Ruth Jungman</b>	<b>X</b>	<b>Tom Tran</b>		
<b>X</b>	<b>Pat Krajca</b>	<b>X</b>	<b>Ralph Twiss</b>		
<b>X</b>	<b>Pat Lowrie</b>	<b>X</b>	<b>Pat Uselton</b>		
	<b>Cindy Pack</b>		<b>Bob Vacek</b>		
<b>X</b>	<b>Steve Tralie</b>		<b>Christen Johnson</b>		
<b>X</b>	<b>Jim Vonderhaar</b>				

**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 6:35 P.M. The meeting was conducted at the Sugar Land Methodist Church

**Call Open Forum to Order:**

- a. Residents Input – None**
- b. Speakers from city of Sugar Land –** spoke about upcoming 4B Grant program. Applications open 10/1/22 and close 11/1/22. Also mentioned upcoming Residential Reinvestment Program. The city has created a survey that they would like our board to take as well as request that all of our residents be given the opportunity to participate in the survey. Finally, in an effort to increase awareness of this program the city will be sponsoring 2 opportunities for the residents to join with city representatives in an informal setting to discuss this program and to gather ideas. The events are called the Residential Reinvestment Coffee Chat. The first will be Sept. 26, 2022 at Sugar Land Town Square Plaza from 12 noon to 1pm. The second event will be the same day, 9/26/22, at Imperial Park Recreation Center from 5pm to 6:30pm.. Coffee and light refreshments will be served at both events. More info to come.

**Call Business Meeting to Order: 6:50pm**

**Actions between Meetings: None**

**Approve Minutes of Previous Meeting**

With a motion by Pat K. and a second by Ralph T. the May 3, 2022 meeting minutes were approved.

**1. Committee Reports:**

- a. Deed Restrictions
  - i. Significant discussion about the number of violations and process. Ed and Jim agreed to work on creating a “Welcome to Venetian Estates” binder to be provided to all new residents which will include, among other things, a list of the deed restrictions and requirements associated with them.
  - ii. Ed agreed to speak with new residents of 610 Piedmont regarding commercial truck in driveway and possibility of running a business from home. We want to make sure resident is aware of some of the deed restrictions in VE.
  - iii. James Wong has agreed to meet with resident in 107 Tuscany regarding their drainage issue.
- b. Architectural Control: Activity has slowed down some. One new application for a demolition. Three houses currently under construction in various stages.
- c. Grounds, Park & Security
  - i. Irrigation system in whole neighborhood has been repaired and is working properly.
  - ii. The flowers and other plantings at both entrances look very nice. Have received positive comments from residents.
  - iii. Lights at Savoy entrance have been repaired.
- d. Neighborhood Relations (Newsletter, Website & Events)
  - i. The Marcells have agreed to host the fall wine and cheese event this year. Date to be determined.
  - ii. Ed and Pat U will ask residents in 815 Piedmont if they are willing to host the Christmas party.
  - iii. Steve reported that National Night Out this year is scheduled for Oct. 4<sup>th</sup> which is our regularly scheduled next meeting. It was agreed that we would move the Oct. mtg. to October 11, 2022.
- e. Neighborhood Caring, Welcome & Block Captains
  - i. No report.

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- f. City Liaison/Legal:
  - i. Ralph reported that he attended the city HOA meeting in July and the next meeting will be held October.
- g. Lake Quality, City Water, Pumps & Dredging:
  - i. Bob Buck gave update on efforts to improve quality of lake water. He is hoping to have a definitive proposal with pricing to discuss at the Oct mtg with a goal of presenting the plan at the annual meeting

**2. Treasurer’s Report:**

**a. Cash Balances as of July 31, 2022**

Frost Bank Checking 67-1233238	\$ 17,650.68
Frost Bank Money Market 67-1227505	\$ 129,567.26
HFCU Money Market 0004480150-S0500	\$ 20.00
HFCU CD matures 1/7/22 acct 0545	\$ 31,833.04
Brazos CCU CD matures 5/19/21 acct 045	\$ 196,740.47
Brazos CCU CD matures 1/25/22 acct 040	\$ 25,888.49
Brazos CCU CD matures 11/9//22 acct 041	\$ 108,055.74
New First Checking #767009	<u>\$ 8,713.26</u>
Total Cash	\$ 518,468.94

Delinquencies as of July 2022 collected 99.1%

**b. Review Financial Reports**

- i. See attached.

**3. Management Report**

- a. None

**4. Executive Session: 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 the Texas Property Code section 209.0051.**

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- a. **Resident actions:** None
- 5. **Reconvene in open session and report on Actions approved during Executive session.**
  - a. None
- 6. **New business.** – None
- 7. **Set date and time for next meeting.**
  - a. **Next meeting will be Tuesday, October 11, 2022 at 6:30pm.** Pat K. made motion to adjourn the meeting at 8:15pm, second by Ed B. Motion carried.

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

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

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

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