

**VENETIAN ESTATES PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
December 3, 2019**

In attendance:

x	Ed Beckham	x	Tarn Springob	x	Don Wilson
x	Curtis Bergeron	x	Tom Tannahill	x	James Wong
x	Bob Buck	x	Steve Tralie	m	Leticia Gomez
	Andrew Engleman	x	Tom Tran		
x	Sue Frewin	x	Ralph Twiss	g	Alice Tannahill
x	JoAnn Gunther	x	Pat Uselton		
x	Carolyn James	x	Bob Vacek		
x	Pat Krajca	x	Bao Vinh		
	Pat Lowrie		Greg Waleke		

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

Call Meeting to Order:

Due notice of meeting, a quorum was established, Tarn Springob, the board President called the meeting to order at 6:58 P.M. The meeting was conducted at The First United Methodist Church, Sugar Land, TX 77478.

Call Open Forum to Order:

No Residents Input

Call Business Meeting to Order:

Actions between Meetings:

Approve Minutes of Previous Meeting:

With a motion by Tarn Springob and a second by Pat Krajca, the November 5, 2019 meeting minutes were approved as written.

Committee Reports:

- a . Deed Restrictions - Curtis Bergeron said nineteen thousand dollars (\$19,000) is the yearly fee, no other charges on monthly basis. He said the monitoring is

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done automatically and explained how to see every car as it enters or exits VE. Bao Vinh said the police need to be aware of how many kids live in the neighborhood – kids attract kids. Ed Beckham mentioned contractors coming and going and changing all the time. Bob Vacek said they had two hundred fifty thousand dollars (\$250,000.00) with forty-two thousand dollars (\$42,000.00) setting in general contingent. Steve Tralie made a motion to keep eight thousand (\$8,000.00) aside and Bob Vacek seconded the motion, with five hundred dollars being kept as a non-refundable amount from the two hundred thousand five hundred dollars (\$2,500.00). Bob Vacek made a motion to change the non-refundable amount from five hundred dollars (\$500.00) to one thousand dollars (\$1,000.00), keep six hundred dollars (\$600.00) and change to base. Tarn Springob will change the wording in the document.

- b. Grounds – Steve Tralie said the plants in the two entrances had been replaced with cyclamens totaling one thousand four hundred and fifty dollars and fifty five cents. He said the sprinkler needs to be turned on.
- c. Lake Quality – Bob Buck said he would dye the lake on Friday. He said he had talked with a number of individuals and companies regarding the problems with the sediment from Lake Eldridge, the fish supply and the aquatic vegetation currently in the lake. Bob Buck passed out a very detailed report outlining the problems and possible solutions to improve the lake, hydro vegetation being the first thing to do. He said there is a company in Pittsburgh who can take the sediment and explained how to clean the water. This would be an extensive program. We could also do a fertilization program using five or six feeders spread throughout the neighborhood distributing bass food daily, and possibly using solar power. Residents need to help with the removal of the trash fish such as gar and carp. Tarn Springob asked if we have the funds available, and Pat Krajca said it could be worked out.
- d. Neighborhood Caring – JoAnn Gunther mentioned a death in the neighborhood.
- e. Public Relations – Alice Tannahill said the Holiday Party is scheduled for Sunday, December 8, 2019 at the home of Steve and Beth Dewey. Ed Beckham asked if the Fishing Tournament and Picnic could be rescheduled for the first weekend in April instead of the first weekend in May because of the Kentucky Derby. It was agreed to be changed.

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- f. Newsletter/Website – Bao Vinh said he is working with Prepared Publications on the latest newsletter.
- g. City Liaison/Legal – The next meeting of the Quarterly HOA/Neighborhood Representatives Meeting is scheduled for January 16, 2020. The 17th annual Christmas Tree Lighting will be held on Friday, December 6, 2019, and is open to the public.
- h. Architectural Control – No report.
- i. City Water/Pump Operations/Dredging – No report.

Treasurer’s Report:

- a. Cash Balances as of October 31, 2019

	Account	\$
FROST	Checking	\$ 19,630.44
FROST	Savings	\$ 91,265.42
FROST CD	329318	\$ 64,000.00
HFCU CD	0545	\$ 30,645.06
HFCU CD	0546	\$ 25,350.39
HFCU CD	0548	\$ 102,742.96
HFCU CD	0549	\$ 103,210.49
HFCU Money Mkt		\$ 20.00
	Total	\$ 436,864.76

Delinquencies – One VE HOA account out of 229 not paid in 2019. Currently, being investigated as non-payment for whatever reason.

- b. Review Financial Reports – Pat Krajca said the surplus amount under the 2019 Budget will remain in the Frost Checking Account. The Savings Account typically averages between eighty to one hundred thousand dollars (\$80,000

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to \$100,000). He said there are two changes to Lake Maintenance. Pat Krajca made a motion to approve the one hundred forty-six thousand, four hundred twenty-five dollars (\$146,425) amount for the 2020 VEPOA Budget, which will be offset by lot assessment dues of \$138.350. Bob Vacek seconded the motion and it passed.

Management Report:

- a. Correspondence received by Association, Directors, 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. Collections
 - 1. Enforcement Action – No Report
 - 2. Owner Request – No Report
- b. Deed Restriction Report
 - 1. Enforcement Action – It was decided to send a letter to Tom Tannahill.

Tarn Springob made a motion to extend action for another six months. Steve Tralie seconded the motion, and it passed.

Two people have submitted their letter of resignation, and one vacancy needs to be filled because the person has moved. Ten people will be seeking reelection at the annual meeting on January 16, 2020.

Set Date, Time and Agenda of Next Meeting/Adjournment

The next scheduled meeting will be January 7, 2020 at 7:00 P.M. located at the Sugar Land First United Methodist Church, Sugar Land, TX 77478.

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With no further business to be conducted Ralph Twiss made a motion to adjourn the meeting at 8:29 P.M., it was seconded by Steve Tralie, and the motion passed.

Date: _____

_____, President

_____, Secretary

_____, Management