

**VENETIAN ESTATES PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
March 3, 2020**

In attendance:

X	Tarn Springob		Jan Peterson	X	Jim Vonderhaar
X	Ed Beckham	X	Haynie Stringer	X	Steve Tralie
	Andrew Engleman	X	Tom Tannahill	M	Leticia Gomez
X	James Wong	X	Tom Tran		
X	Bob Buck	X	Ralph Twiss		
	Curtis Bergeron	X	Pat Uselton		
X	Ruth Jungman	X	Bob Vacek		
	Pat Krajca	X	Bao Vinh		
X	Pat Lowrie		Don Wilson		

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 7:32 P.M. The meeting was conducted at The First United Methodist Church, Sugar Land, TX 77478.

Call Open Forum to Order:

Call Business Meeting to Order:

Bob Vacek moved to authorize the board to approve contract with Cypress Creek Mosquito Control, Inc. for mosquito control this summer. Bob Buck seconded the motion. Motion passed.

Actions between Meetings:

- Meeting was held at president's home to discuss proposed amendment. It was agreed the amendment is poorly written. Decision was made to propose to board to abandon the existing amendment and re-write it to more clearly explain the purpose and goal of the amendment. Motion was made at this meeting by Bob Vacek to rescind the existing amendment and seconded by Ralph Twiss. Motion passed. When new amendment is written the board will review for approval prior to resending.
- Ed Beckham reported that he met with city of Sugar Land officials regarding use of specific grant to fund improvements to Lake Venice. Lake Venice is not eligible for this grant due to the fact that the lake is private. There may be other grant monies available, however. Ed will continue to work with the city to explore other options.
- Discussion regarding neighborhood directory. A homeowner initially agreed to complete the directory but has failed to do so. Several board members have approached this homeowner to determine status of the directory with no success. As result decision was made to have another homeowner assume responsibility for completing the directory.

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Director Haney Stringer's wife Barbara has agreed to assume this responsibility. Ed Beckham made a motion to transfer responsibility for directory to Barbara Haney. Steve Tralie seconded. Motion passed. President Tarn will notify homeowner of this decision.

Approve Minutes of Previous Meeting

With a motion by Pat Uselton and a second by Bob Vacek, the February 4, 2020 meeting minutes were approved as written.

Committee Reports:

- a. Deed Restrictions – None
- b. Grounds – Steve Tralie reported: repaired sprinkler head on Savoy. Replaced light bulb in tree light. City performed some work on Savoy and left a mess. Steve contacted city to finish work.
- c. Lake Quality – Bob Buck reported fish feeders are in. There are 5 new feeders. He and some other homeowners toured the lake to determine optimal location for feeders. Five lots/houses were selected. Homeowners were notified and agreed to placing them on their property: Bob Buck, Steve Tralie, Tom Tannehill, Wade Pendleton and Rickie Williams. Bob will work with the homeowners to install and manage the feeders. Tom Tannehill made a motion to distribute the feeders to the 5 homeowners mentioned above. Seconded by Ralph Tweed. Motion passed. Bob also discussed effort to run a gill net to catch and remove “trash” fish in the lake. More details to follow.
- d. Neighborhood Caring – No report
- e. Public Relations – Venetian Estates' Annual Spring Coffee March 25th from 9:30am – 11:30am. Will be held at 107 Tuscany. Annual fishing tournament will be held on April 18, 2020. This year the fishing tournament will be followed by a neighborhood crawfish boil. The crawfish boil will be held at 101 Savoy St. It will begin at 5pm.
- f. Newsletter/Website – Bao will get newsletter ready to go to print within the next 3-5 days. Include info on the coffee, fishing tournament and crawfish boil. Also include info on city ordinance regarding nuisance dogs (see City Liaison/Legal below). Include info regarding lighting from the VOA covenants. Bao continues to work with new website vendor to get it operational.
- g. City Liaison/Legal – Ralph Twiss reported that he distributed info to the board members regarding the city of Sugar Land's regarding nuisance animals. This ordinance will be included in the next neighborhood newsletter. Next city council meeting will be held April 16th, 2020 at 10 a.m.
- h. Architectural Control – James Wong said VE now has (8) eight request in 2020. None are new construction. There are still (7) seven on-going construction projects. Discussion regarding permit deposits that have not been returned to homeowners upon completion of the projects. Decision was made to have management company send letter to all non-new

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construction permit holders (6) six months after initial approval of permit to determine the status of the project. If project is complete management company will notify ACC to inspect. Upon successful inspection deposit can be returned. If project is not complete management company will follow up in next 6 months.

- i. City Water/Pump Operations/Dredging – Steve Tralie meet with the City of Sugar Land to discuss the pumps the city is now maintains.

Treasurer’s Report:

a. **Cash Balances as of December 31, 2019**

HFCU CD Account	\$ 103,555
HFCU CD Account	\$ 103,313
HFCU CD Account	\$ 25,474
HFCU CD Account	\$ 30,745
New First Checking	\$ 9,035
Frost Checking	\$ 19,339
Frost Money Market Account	\$ 120,775
Frost CD	\$ 64,000
HFCU Money Market Account	\$ 20

Delinquencies as of December 31, 2019 99% collected

Review Financial Reports

- b. Pat Krajca went over the financials and reported that Tarn Springob and he opened a new CD at FROST Bank from the HFCU CD’s in the amount of \$20,000 that matures on 01-17-2021. By doing this, VEPOA account balance at HCFU is estimated at \$243K, which is now below the max insured amount of \$250K by NUCA.
- c. Pat Krajca reported that currently we only have 2 approved Signature Members able to sign FROST Bank Documents and suggested an additional VEPOA Board Member be appointed. With Pat Krajca making to motion to approve Tom Tannahill, seconded by Curtis Bergeron. Motion Passed.
- d. New FROST signature VE Board Members will be:
 - a. **Steve Tralie VE Board Vice President**
 - b. **Jim Vonderhaar VE Board Secretary**
 - c. **Tom Tannahill Approved VE Board Member**

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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 – Ed Beckham agreed to contact (in person and/or send letters) all homeowners who are delinquent. Management company to check all balances to ensure Ed has most current information. One homeowner is now 2 years behind on assessments. Pat Lowrie made motion, Ed Beckham seconded, to send final letter to this homeowner informing them next step will be with legal department.
 - 2. Owner Request - No Report
- b. Deed Restriction Report
 - 1. Enforcement Action – Pat Lowrie reported one homeowner that has several violation in back yard along lake and elsewhere. This particular property is a rental property. It was unclear if the homeowner or the tenant have been contacted. Management company to research this and report back. Bob Buck agreed to contact the tenant in person to inform them of violations and request that they address the issues. Pat also reported on a property that has installed a non-compliant fence on both sides of property down to the lake. Again it was unclear if this homeowner has been notified of this infraction. Management company will research and report back.

A discussion was had regarding the reporting of deed restriction violations. It was decided that the management company will prepare report monthly showing all properties with active deed restriction violations. This report will include the property address, a description of the violation, the date of the initial contact and any follow-up contacts and the method of contact.

- 2. Owners Request – Last month a homeowner from Sugar Lakes called in to API to discuss the sharing of the fence expense to repair the fence that backs up to Savoy. The board decided that this fence is not on VOA property, we have installed hedges on this property line. Therefore, we have no

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responsibility to participate in the repair or replacement of this fence.

Set Date, Time and Agenda of Next Meeting/Adjournment

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

With no further business to be conducted James Wong made a motion to adjourn the meeting at 9:00 P.M., it was seconded by Ralph Twiss, and the motion passed.

Date: _____

_____, President

_____, Secretary

_____, Management