

**VENETIAN ESTATES PROPERTY OWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES  
December 4, 2018**

**In attendance:**

x	Ed Beckham	x	Jan Peterson	x	Don Wilson
	Bob Buck	x	Tarn Springob	x	James Wong
	Andrew Engleman	x	Tom Tannahill	m	Leticia Gomez
x	Sue Frewin		Tom Tran		
x	JoAnn Gunther	x	Ralph Twiss		
x	Carolyn James	x	Pat Uselton		
	Jeff Johnston	x	Bob Vacek		
x	Pat Krajca		Bao Vinh		
	Pat Lowrie	x	Greg Waleke		

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

**Call Meeting to Order:**

Due notice of meeting, a quorum was established, Greg Waleke, the board President called the meeting to order at 7:00 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 James Wong and a second by Carolyn James, the November 6, 2018 meeting minutes were approved as written.

**Committee Reports:**

- a . Deed Restrictions – No report.

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- b. Grounds – No report.
- c. Lake Quality – Don Wilson said he talked with Steve Orsack about the bulkheading being done at the Lombardy property and next door, and reported on what is happening. Don Wilson said the lake was very muddy.
- d. Neighborhood Caring – No report.
- e. Public Relations – It was mentioned that the Holiday Home Tour was held on December 2, 2018 at the home of Corey and Kelly Ferguson. Approximately one-hundred twenty (120) homeowners attended.
- f. Newsletter/Website – No report.
- g. City Liaison/Legal – Ralph Twiss said the next Quarterly HOA/Neighborhood Representatives Meeting will be held in January 17, 2019.
- h. Architectural Control – James Wong said the committee received forty (40) requests for the year to date.
- i. City Water/Pump Operations/Dredging – Greg Waleke said he is meeting with the city on Friday to further discuss the agreement on the pump operations. The city says six (6) inches over the flowboard, and this is the only point that needs to be worked out.

**Treasurer's Report:**

- a. Cash Balances as of October 31, 2018
  - HFCU CD Account \$ 101,283.41
  - HFCU CD Account 30,236.86
  - HFCU CD Account 30,343.77
  - HFCU CD Account 40,262.87
  - HFCU CD Account 30,153.34
  - Frost Checking 16,732.10
  - Frost Money Market Account 128,083.88
  - HFCU Money Market Account 20.00
  - Delinquencies – October 31, 2018 100% collected
- b. Review Financial Reports – Bob Vacek announced that Pat Krajca will become the treasurer after the annual meeting on January 17, 2019. He said

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the bank accounts have been reconciled, and he may invest in another CD before the annual meeting.

**Elections:**

Jan Peterson and Jeff Johnston will be submitting their letters of resignation effective at the annual meeting held on January 7, 2019, and James Wong, Ed Beckham and Carolyn James will be seeking reelection. This creates five (5) three-year positions to be filled.

**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 – Greg Waleke read an e-mail from the attorney concerning a continuing violation. The attorney suggested that the wording in Section 1 of the Declarations be amended to strengthen the ACC Guidelines. Tarn Springob made a motion to proceed with the attorney to amend the Guidelines, Ed Beckham seconded the motion, and the motion passed. The board agreed to wait six months for the deed restrictions to be amended, and then review the violation.

Another property was sent a last chance letter and will be reviewed to be sent to attorney in thirty (30) days.

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Leticia Gomez of MASC Austin Properties, Inc. said she had received several inquiries about when a new directory would be published. None has been discussed at this time.

**Set Date, Time and Agenda of Next Meeting/Adjournment**

The next scheduled meeting will be January 2, 2019 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 Tarn Springob made a motion to adjourn the meeting at 7:45 P.M., it was seconded by Carolyn James, and the motion passed.

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

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

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

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