

**VENETIAN ESTATES PROPERTY OWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES  
October 3, 2018**

**In attendance:**

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

**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 Vice President called the meeting to order at 7:03 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 Pat Krajca and a second by Bob Buck, the September 4, 2018 meeting minutes were approved as written.

**Committee Reports:**

- a. Deed Restrictions – Tarn Springob said a complaint had been made about the noisy pump discussed at previous meetings, and a suggestion was made via email that perhaps the homeowner could alleviate the problem by purchasing some type of special housing, and several options were discussed.

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- b. Grounds – Andy Engleman said he would do some research on spraying the Savoy hedge with something to slow down growth and bring the info to the next meeting to discuss. He suggested getting rid of foliage at entrance to Savoy. Andy Engleman said he has a concrete guy who can break up the original sign, clean area and replace with smaller plants. Tarn Springob asked him to get price for this work and for the grass and landscaping afterwards, and then tabled this discussion to the next meeting. Tarn Springob asked if it should be a requirement for bulkheading on a property located in VE but backing up to Alkire Lake? A discussion followed, and Ralph Twiss will investigate the matter and report back to the board at the next meeting.
- c. Lake Quality – Bob Buck said he will do a fish survey this fall.
- d. Neighborhood Caring – No report.
- e. Public Relations – Bob and Sally Buck are hosting the Wine and Cheese Party on Sunday, October 7, 2018. Tarn Springob said the committee should ask Corey and Kelly Ferguson to select a date for the Holiday Party. Andy Engleman said he will furnish sixty (60) bales of hay and four (4) trucks and trailers for the annual Halloween hayride. The following streets were selected for the children to solicit candy: Bel Mar, Santa Maria, Tuscany and San Marino. **Please note that the invitation went out on October 22 and the streets named were Bel Mar, Salerno, Santa Maria, St Marks and San Marino.**
- f. Newsletter/Website – No report.
- g. City Liaison/Legal – Ralph Twiss said the city website is a wonderful website full of useful information, and urged everyone to check it out. The next Quarterly HOA/Neighborhood Representatives Meeting is scheduled for October 18, 2018.
- h. Architectural Control – No report.
- i. City Water/Pump Operations/Dredging – Tarn Springob said the city sent over revised documents to VE regarding transfer of ownership of the pump. The City included the pump operating provisions into another version of the recent

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Water Agreement. This situation would tie the pump operations to an agreement for water that seems to get renegotiated every few years. VE would be bound by the water agreement, the City could potentially not be bound to the pump operations in future agreements. VE is not in agreement with this stance. Tarn Springob said the city now has two documents in their hands that transfer ownership and ties up the City for all maintenance going forward. We are now waiting for a response. Tarn Springob said that currently the pump still belongs to VE, we will continue to operate it and that the committee has found a company to perform any necessary future maintenance. Leticia Gomez of MASC Austin Properties, Inc. said she called about the latest bill for the water meter because it seemed high and asked that it be rechecked, which the city did and they said it was the same. Bob Vacek asked her to give him copies of the statements dating back to last October for review.

**Treasurer's Report:**

- a. Cash Balances as of August 31, 2018
- |                            |    |            |
|----------------------------|----|------------|
| HFCU CD Account            | \$ | 101,002.63 |
| HFCU CD Account            |    | 30,268.60  |
| HFCU CD Account            |    | 30,180.15  |
| HFCU CD Account            |    | 30,056.37  |
| HFCU CD Account            |    | 40,209.50  |
| Frost Checking             |    | 5,832.28   |
| Frost Money Market Account |    | 157,989.91 |
| HFCU Money Market Account  |    | 20.00      |
- Delinquencies – August 31, 2018 100% collected
- b. Review Financial Reports – Bob Vacek said VE is in good shape budget wise, and without receiving any changes to the contrary will plan on using the 2018 budget figures to prepare the 2019 budget. Bob Vacek made a motion to not increase the maintenance fees for 2019, Pat Krajca seconded the motion and the motion passed. Tarn Springob said VE has thirty-five hundred dollars (\$3,500.00) left in the budget to spend if Andy Engleman can find someone to clean up the Savoy entrance for that price.

**Management Report:**

- a. Correspondence received by Association, Directors, Management – No Report
- b. Association Business and Operations – No Report

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**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 – Four properties had just received certified letters, so the board decided to wait and give them a chance to respond. Tarn Springob made a motion asking Leticia Gomez to send him an e-mail in the next few days to let him know status of violations that homeowners need to correct by end of the month, Ralph Twiss seconded the motion, and the motion passed.

Jan Peterson made a motion to send one property to legal, Bob Vacek seconded the motion, and the motion passed.

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

The next scheduled meeting will be November 6, 2018 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 Andy Engleman made a motion to adjourn the meeting at 8:10 P.M., it was seconded by Pat Krajca, and the motion passed.

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

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

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

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