

**VENETIAN ESTATES PROPERTY OWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES  
February 5, 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
x	Andrew Engleman	x	Tom Tran	g	AliceTannahill
x	Sue Frewin	x	Ralph Twiss	g	Bill Wright
x	JoAnn Gunther	x	Pat Uselton		
x	Carolyn James	x	Bob Vacek		
x	Pat Krajca		Bao Vinh		
x	Pat Lowrie	x	Greg Waleke		
		x			

**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 7:05 P.M. The meeting was conducted at the First United Methodist Church, Sugar Land, TX 77478.

**Call Open Forum to Order:**

Bill Wright was in attendance because of a violation letter, but said he is not ready to discuss the matter. He said his attorney wants to talk with the board attorney.

**Call Business Meeting to Order:**

**Actions between Meetings:**

The City of Sugar Land did some research on the previous agreement between VE and the City on the street drainage work completed years ago at the bulkhead and street at Eldridge Lake and Lombardy. Consistent with our previous agreement, the City will fix the spillway between the 2 homes (a \$225.00 expense) within the next month. Don Wilson reported that he received a bid back from Steve Orsak and the bulkhead portion that remains the responsibility of VEPOA will costs \$3,640,00. A motion was made via email to have Orsak proceed with those repairs. Tarn Springob, Ralph Twiss, Don Wilson, Ed Beckham, Carolyn James, James Wong, Sue Frewin, Robert Vacek, Pat Lowrie, Tom Tannahill, Pat Krajac and Robert Buck

all responded

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in favor via email and the motion was passed to have Orsak proceed with the repairs as soon as possible after the City finishes its' portion. The City then started the repairs on February 25.

**Approve Minutes of Previous Meeting:**

With a motion by Tarn Springob and a second by Don Wilson, the January 2, 2019 meeting minutes were approved as written.

**Committee Reports:**

- a. Deed Restrictions - No report.
- b. Grounds – Steve Trailie said he had spent some time with Jeff Johnston to learn as much as he could about taking care of the grounds. Pat Uselton said he would help him with the grounds. Steve Trailie agreed to chair the grounds committee.
- c. Lake Quality – Bob Buck said he had dyed the lake recently, and is working on a tentative date for the Fishing Tournament. He said he is also working with a second source for the fish survey.
- d. Neighborhood Caring – No report.
- e. Public Relations – Alice Tannahill said she had met with Kristen Johnson who is willing to do the neighborhood directory, A discussion ensued regarding the use of cell phones rather than landlines since so many people do not use a landline anymore. Ralph Twiss suggested putting the directory on the website, and Curtis Burgeron said it could have a password to help protect the information. Alice Tannahill said the judging of the Christmas lights fell through the cracks because Vicki Vaughn had retired from that project several years ago, and no one knew who was supposed to do it, and Kristen Johnson has agreed to do that also. There was talk about creating different catagories to make it more interesting.
- f. Newsletter/Website – No report. It was said that BarLisa is busy updating the website.
- g. City Liaison/Legal – Ralph Twiss said a 43-page brochure was given to

attendees at the last Quarterly HOA/Neighborhood Representative Meeting.

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He said it has a lot of good information and suggested it be put on the VE website. The next meeting will be held on April 18, 2019.

- h. Architectural Control – James Wong said the committee has received twelve (12) requests so far, including one demo and one new construction.
  
- i. City Water/Pump Operations/Dredging – Tarn Springob said he had sent out a copy of the proposed agreement on the pump operations, and made a motion that the board accepts the city’s agreement. Ralph Twiss seconded the motion and the matter was open for discussion. Greg Waleke said that Tarn Springob needs to be able to sign for any changes. Steve Trailie said VE only pumped five (5) months last year. A vote was taken on the motion and it passed unanimously.

**Treasurer’s Report:**

- a. Cash Balances as of December 31, 2018
  - HFCU CD Account \$ 101,568.06
  - HFCU CD Account 30,419.95
  - HFCU CD Account 30,335.49
  - HFCU CD Account 40,389.62
  - HFCU CD Account 30,251.69
  - Frost Checking 8,862.66
  - Frost Money Market Account 149,277.94
  - Delinquencies - December 31, 2018 100% collected
  
- b. Review Financial Reports – Bob Vacek said he had set up another \$25,000.00 CD before passing over the reins to the new Treasurer Pat Krajca. He explained that four (4) CDs will be maturing in May. The finance committee will meet prior to the maturity date of the CDs and determine the best way to renew them to obtain the maximum return for the Association.

**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 – Andy Engleman said there is a property that had the house torn down, but now has so much standing water from recent rains it needs to have the water drained.

Leticia Gomez of MASC Austin Properties, Inc. received a report from the landscape company which said they are being audited and needs a physical address for Venetian Estates.

The Cypress Creek Mosquito Control, Inc. submitted their annual contract for approval. The duration of the contract is April 1 thru October 30, but would like to extend it two-weeks on either side. After some discussion the board approved the contract.

Don Wilson mentioned the bulkhead repairs being done between two (2) homes at one of the entrances, and said the city has agreed to do the spillway concrete work, but that is all that they will do. Greg Waleke said he thinks there is \$6,000 in the budget for this, but he also said there is \$61,000.00 in reserves.

**Elections**

Greg Waleke said that he and his wife, Jean, will be moving to Austin once they sell their home here, so perhaps someone else should replace him as President. Pat Lowrie mentioned that he was also term-limited. She nominated Tarn Springob as President, Bob Buck seconded it, and the motion passed. Ed Beckham agreed to be the Vice President candidate, Steve Trailie made the motion to nominate him, Ralph Twiss seconded the motion, and the motion passed. Ed Beckham made the motion to nominate Pat Krajca as Treasurer, Andy Engleman seconded the motion, and the motion passed. The board asked Sue Frewin to continue for one more year as Secretary, and she agreed. The new officers are:

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Tarn Springob – President  
Ed Beckham – Vice President  
Pat Krajca – Treasurer  
Sue Frewin - Secretary

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

The next scheduled meeting will be March 5, 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 JoAnn Gunther made a motion to adjourn the meeting at 8:05 P.M., it was seconded by Carolyn James, and the motion passed.

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

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

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

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