

**VENETIAN ESTATES PROPERTY OWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES  
March 5, 2019**

**In attendance:**

x	Ed Beckham	x	Jan Peterson	x	Don Wilson
x	Bob Buck	x	Tarn Springob	x	James Wong
x	Andrew Engleman	x	Tom Tannahill	x	Curtis Bergeron
x	Sue Frewin		Tom Tran	g	Julio Rocha
x	JoAnn Gunther	x	Ralph Twiss	g	Vera Rocha
x	Carolyn James	x	Pat Uselton	m	Leticia Gomez
x	Steve Tralie	x	Bob Vacek		
x	Pat Krajca	x	Bao Vinh		
x	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, Tarn Springob, 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, 77478.

**Call Open Forum to Order:**

Home owner attendance: Discussion of options to prevent vehicles from damaging their house. A vehicle ran into their home on Sunday, March 3, 2019 around 7:30 AM. The vehicle left the scene of the accident. Damage was done to the corner of their house and the wrought iron fence/gate.

James Wong suggested Bollards. Tarn Springob explained that this was not an option that the deed restrictions committee would approve. Tarn Springob suggested that maybe boulders could be placed on the lawn near the curb. A suggestion was made by James Wong that the bollards could be disguised by shrubbery.

The home owner will research options and submit to the board for approval or get with James Wong to discuss.

**Call Business Meeting to Order:**

**Venetian Estates Property Owners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**March 5, 2019**  
**Page -2-**

**Action between Meetings:**

**Approve Minutes of Previous Meeting:**

With a motion by Ralph Twiss and a second by Ed Beckham, the February 5, 2019 meeting minutes were approved as written.

**Committee Reports:**

- a. Deed Restrictions - no report
- b. Grounds and Park - Steve Tralie discussed with the board to replace 3 hedges, 8-9 feet tall, on Savoy, at \$300 dollars each. Don Wilson made a motion to approve this expenditure, a second by Ed Beckham, motion passed

Steve Tralie reported that vehicles are parking on the north (wall side) of Piedmont, running over and parking on top of sprinkler heads.

Concrete donuts were suggested. Steve Tralie replied that the concrete donuts will not work.

"No parking signs" were also suggested

It was reported that city trucks park there while doing the trimming on the sound wall.

Tarn Springob reported that bushes at 90A and Lombardy had been damaged by a vehicle that almost went into the lake.

This happened Sunday morning, March 3, 2019. The city planted these bushes. It was suggested that maybe the city would replace them.

The bulkhead cap was also damaged. Orsak will check for repairs

Crepe myrtles at Savory and Lombardy will be evaluated in a few months to determine possible removal.

- c. Lake Quality - Bob Buck. Water quality is good. Will dye lake this month. Will contact someone to do fish survey.

**Venetian Estates Property Owners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**March 5, 2019**  
**Page -3-**

- d. **Neighborhood Caring/Welcoming committee – JoAnn reported that Sue Frewin is in hospital after a fall in her Trauma Center at Memorial Southwest. No baskets delivered.**
  
- e. **Public Relations - Tom Tannahill  
VE Coffee is scheduled for March 26, 2019. Hosted by Pat and Susan Uselton, 806 Piedmont, at 9:30 AM.  
No venue has been found for the Fishing Tournament, the first Saturday in May.  
No venue for the Wine and Cheese Fall Party.  
No venue for the Christmas Party.  
New directory was mentioned but not sure who is doing it.  
Susan Friedman has new resident information.**
  
- f. **News Letter - Bao Vihn will get articles from the various committee chairpersons. Due next month.**
  
- g. **City Liaison - Ralph Twiss - Nothing new. Next meeting is April 18, 2019.**
  
- h. **Architectural Control - James Wong reported that there are 8 requests total for the year  
1 demolition 311 Lombardy**
  
- i. **City Water/Pump Operation/Dredging con't p.4- Tarn Springob reported that the deal with the City is done. Pump is city property. Tarn will get with engineers regarding floats. Tarn will inform the board if anyone wants to attend the event.**

**Bulkhead - Tarn referred to notes on previous meeting of February 3, 2015 that the HOA voted to pay \$500 toward bulkhead replacements.**

**Shirley's bulkhead. Steve Orsak had pulled out about 3-4 truckloads at \$300 per load for dredging.**

**There is \$7500 in the yearly budget to help residents with bulkhead replacement.**

**Question was asked if the \$500 was only for the northern coves or was it for anyone needing dredging.**

**Venetian Estates Property Owners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**March 5, 2019**  
**Page -4-**

Bob Buck pointed out that there are always areas that need dredging. BUT - James Wong pointed out that there are issues with dredging from the EPA as to what contents are in the dredging material and how to dispose of it.  
Ed Beckham suggested that we go up to \$1,000 from the initial \$500 from the HOA as a standard.  
Bob Buck will be point man to Orsak  
Bob Buck made a motion to accept this new amount. A second by Ed Beckham, motion passed.

**Treasures Report:**

See attached report from Pat Krajca  
Frost Checking account reconciled to 01-31-19 - \$18,484  
Frost Savings Account Reconciled to 01-31-19 - 180,807  
Four CD's maturing May 9, 2019, amount of 203.3  
Finance Committee to meet prior to and determine point forward.  
Possible stagger CD Maturity  
2 CD's maturing February 2020, amount of 55.4

Aged receivables: Do not understand why some customers have credits over 90 days old or why some have small amounts

Of the 65 accounts on the aged receivables ledger  
None over 30 days with exception

Interesting mention:

2 deposits of \$3K each for new construction got posted in January

3 requests were made and approved to waive late fees  
Pat Krajca made motion to waive fees, a second by Bob Buck, motion passed

**Venetian Estates Property Owners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**March 5, 2019**  
**Page -5-**

**Executive Session**

a. Deed Restriction – William Wright, no word from his attorney. He has been current with dues for the last 4 years.

Dorothy Riche, 110 Tuscany asking for extension for deadline, wants more than 2 more months (see letter)  
Bao Vinh made a motion to give her 90 days a second by Pat Krajca, motion passed.

With no further discussion to be conducted, Andy Engelman made a motion to adjourn meeting at 8:09 pm. it was seconded by Pat Krajca, and the motion passed.

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

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

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

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