

**VENETIAN ESTATES PROPERTY OWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES  
April 2, 2019**

**In attendance:**

	<b>Ed Beckham</b>	<b>x</b>	<b>Curtis Bergeron</b>		<b>Don Wilson</b>
<b>x</b>	<b>Bob Buck</b>	<b>x</b>	<b>Tarn Springob</b>	<b>x</b>	<b>James Wong</b>
	<b>Andrew Engleman</b>	<b>x</b>	<b>Tom Tannahill</b>	<b>m</b>	<b>Leticia Gomez</b>
	<b>Sue Frewin</b>	<b>x</b>	<b>Tom Tran</b>		
<b>x</b>	<b>JoAnn Gunther</b>		<b>Ralph Twiss</b>		
<b>x</b>	<b>Carolyn James</b>		<b>Pat Uselton</b>		
<b>x</b>	<b>Steve Tralie</b>		<b>Bob Vacek</b>		
<b>x</b>	<b>Pat Krajca</b>	<b>x</b>	<b>Bao Vinh</b>		
<b>x</b>	<b>Pat Lowrie</b>	<b>x</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 President, called the meeting to order at 7:04 PM. The meeting was conducted at The First United Methodist Church, Sugar Land, 77478.

**Call Open Forum to Order:**

No Residents Input

**Call Business Meeting to Order:**

The Board of Directors has approved for Carolyn James to take meeting minutes and to type them up as long as needed until the Secretary Sue Frewin returns.

**Actions Between Meetings:**

**Approve Minutes of Previous Meeting:**

With a motion by James Wong, and a second by Pat Krajca, the March 5, 2019 meeting minutes were approved as written.

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**Committee Reports:**

- a. Deed Restrictions - Bob Buck asked for volunteers to do neighborhood inspections with Leticia Gomez.. Bob Buck wants to faze out of this duty. Tom Tannahill and Tom Tran volunteered to help.
- b. Grounds/Park - Steve Tralie reported that hedges are planted. Trees are trimmed. He reported that there is an electrical problem at Savoy and Piedmont. The light sensor for the sprinkler system keeps tripping. Jeff Johnston will get this checked out. It was mentioned that at Piedmont and 90 that there is a leak under the park bench. It was determined that nothing would be done at this time.
- c. Lake Quality - Bob Buck reported that he has spoken with Danbury Fish Farm for a survey of the fish in Lake Venetian. It was determined that due to the water visibility being poor and, lack of light, that no plant life can grow. Silt is so heavy that fish eggs don't hatch. He will do feedings for a few weeks to determine what and how many fish we have. He will get with Committee to see what can be done. Will restock. He will also tweak dye.
- d. Neighborhood Caring/Welcome - JoAnn Gunther reported that there were baskets that needed to be delivered, but she is waiting for Sue Frewin to get better.
- e. Public Relations - Tom Tannahill reported that the May 4, 2019 Fishing Tournament/Picnic will be held at his house this year.
- f. Newsletter/Website - Bao Vinh reported that the newsletter software has been updated. Bao asked if he should put a mention of the upcoming Amendment to Deed Restrictions to VE in the newsletter. It was decided that it would be a good idea.
- g. City Liaison/Legal - James Wong reported that the next Quarterly meeting will be held at City Hall, the Cane Room, on April 18, 2019, at 8:00 AM.

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- h. Architectural Control - James Wong reported that there have been 26 requests so far this year. Last month 1 new home request on Salerno. James Wong and Bob Buck will be investigating the bulkhead. House on Santa Maria is having work done in their backyard without a permit. Homeowners need to submit a permit to have on record.
- i. City Water/Pump Operation/Dredging - Tarn Springob reported there is no word from the City on when they will set the floats. Steve Tralie said he will continue to pump water when necessary. Tarn Springob will get the name of the City guy to Steve so they can work together. Steve Tralie said that he was now on the "Task Force" with the City.

**Treasurer's Report:**

See attached Report from Pat Krajca

Frost Checking Account reconciled to 02-28-19 - \$13,646.02

Frost Savings Account reconciled to 02-28-19 - \$191,157.88

Four CD's maturing on May 9, 2019, amount of \$203,859

Finance Committee to meet before next VEPOA meeting May 7, 2019 and determine point forward.

Possible stagger CD Maturity

1 CD maturing February 7, 2020, amount of \$30,447.20

1 CD maturing January 16, 2020, amount of \$25,106.09

Of the 65 Accounts on the Aged receivables Ledger as of 02-28-19

26 Past Due over 30 days as of 02-28-19

21 - \$670.00 - 14,070

3 - \$410.00 - 1,230

2 - \$260.00 - 520

Late Fees - 1,300

Does not include any Penalty and Interests from Two Problem Lots

Two Problem Accounts Hallaman and Wright           \$17,120

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**Interesting Mention:**

Two deposits of \$3K each for new construction got posted in January, 2019.

VEPOA 2019 Budget

Forecasted through End of Year (Budget vs. Forecast

147,000, 125,236 - 15%

Insurance Premium Estimated and Due in May 2019, \$8,500

Landscaping Additions and Maintenance - TBD

Water Billings - TBD

**Management Report:**

- a. Amendment to Deed Restrictions for Venetian Estates, Sections I, II, III, and IV.

Luke P. Tollett, Attorney at Law, will draw up a letter letting the residents know about this amendment to Deed Restrictions for VE. Tarn Springob will look over letter and then send to VE residents. The residents will have 30 days to respond. It was suggested that it would be a good idea to then send out an email a week later reminding residents to sign and return their vote. It was also suggested that perhaps a follow up phone call would be necessary. Further discussion at the May 7, 2019 meeting.

- b. Traffic "Arrow" at Lombardy - Bridget Yeung sent an email to Tarn Springob regarding a flashing yellow arrow light at the intersection of Lombardy and 90A. The City Traffic engineer says NO for the flashing yellow arrow light at Lombardy and 90A.
- c. Security Cameras for VE - Curtis Bergeron presented Venetian Camera Proposal 2019. Various options were presented and discussed. Including coverage to all entrances to the subdivision. Various prices were quoted. Curtis will do more research and gather more information for discussion and will be put on the Agenda for the VE May 7, 2019 meeting.

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**Executive Session:**

- a. Collections
  
- b. Deed Restriction Report  
811 Belmar - 4th notice - Paint trim and general maintenance at the curb.  
Save for May 7, 2019 meeting.  
  
911 Gondola - 3rd notice - repair driveway and trim ivy around mail  
box. Back of driveway is sunken. Greg Waleke made the suggestion  
that we send another letter to let the homeowner know that we have not  
forgotten. Tarn Springob said to send Stage 3 letter

The next scheduled monthly meeting will be May 7, 2019, 2019 at 7:00 P.M. located at the Sugar Land First United Methodist Church, Sugar Land, TX 77478.

With no further discussion to be conducted, Greg Waleke moved that we adjourn the meeting at 8:42 PM. the motion was seconded by Pat Krajca, and the motion passed.

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

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

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

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