

**VENETIAN ESTATES PROPERTY OWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
January 3, 2023**

**In attendance:**

x	Ed Beckham	x	Cindy Pack		Pat Usleton
	Bob Buck	x	Steve Tralie	x	Christen Johnson
X	Ruth Jungman		Jim Vonderhaar	x	Bob Vacek
x	Pat Krajca		Don Wilson		Tom Tran
x	Pat Lowrie	x	Ralph Twiss	x	Haynie Stringer
M	Leticia Gomez				

X=board members m=management

**Call Meeting to order:**

Due to notice of meeting, a quorum was established. Steve Tralie, the board President, called the meeting to order at 6:32 p.m. The meeting was conducted at Sugar Land Methodist Church.

**Call Open Forum to Order:**

no resident or guest in attendance

**Actions between Meetings:**

Steve gave a report on the Imperial area meeting he attended. Plans are in the works for a major renovation with a new development company.

**Approve Minutes of Previous Meeting** - A motion to approve the minutes of the December 6, 2022 board meeting was brought forward by a motion by Haynie Stringer and seconded by Pat Lowrie. Ruth Jungman noted that there was an error in the minutes and it was corrected. The motion was approved.

**Committee Reports:**

**Deed Restrictions:**

\*There was some discussion about including information in the deed restrictions about AirBnBs. City of Sugar Land does not allow group homes, halfway houses, or home exchanges in certain zoning districts. Pat Lowrie found on the City's website that short term rentals violates zoning districts and the fine could be \$2000 per day.

**Architectural Control**

\*Pat Lowrie reported the new house on St. Marks is progressing.

\*Haynie mentioned that he had seen a sign in a nearby neighborhood “Deed Restriction Community” but we all agreed there are too many signs already.

\*Pat, James Wong, and Bob Buck met with the contractor about the drainage at 911 San Marino. Pat is planning on contacting the owner.

\*Haynie informed the board that someone dumped a good amount of construction trash on Piedmont.

### **Grounds, Parks, and Security**

\*The sprinkler system was winterized.

### **Neighborhood Relations**

\* The Christmas Party was a big success.

\* Christin mentioned that there are software programs that allow residents to RSVP for the parties.

\* There will be 3 newsletters per year.

### **Neighbor Caring**

\*Ruth Jungman reported that she delivered a welcome basket to the Yunds on Santa Maria who have returned to our neighborhood.

\*Ruth has worked up a video for the Annual Meeting.

### **City Liaison**

\*Ralph Twiss will continue to attend the city meetings.

### **Finance - see Pat’s report**

\* **See Pat’s report**

\* There are 3 homeowners who are delinquent in their 2022 HOA dues. There was some discussion about how to handle these homeowners dues.

### **Lake Quality**

\* We are still waiting on the city for a water bill credit for the electricity bill we paid for the pump.

### **Management Report**

Leticia reported that committee reports are due to her by January 13 for the Annual Meeting.

### **Executive Session - no business**

There was a motion by Ed Beckham to adjourn and seconded by Pat Lowrie. The motion was accepted and the meeting was adjourned at 7:40 p.m.

The next board meeting will be Tuesday, February 7th at 6:30 p.m. in Room 600 of Sugar Land Methodist Church.

Respectfully submitted,

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

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

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