

VENETIAN ESTATES PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
August 4, 2020

In attendance:

X	Tarn Springob			X	Jim Vonderhaar
X	Ed Beckham	X	Haynie Stringer		Steve Tralie
	Andrew Engleman	X	Tom Tannahill	M	Leticia Gomez
X	James Wong	X	Tom Tran		Carolyn James
X	Bob Buck	X	Ralph Twiss		
	Curtis Bergeron		Pat Uselton		
X	Ruth Jungman	X	Bob Vacek		
X	Pat Krajca	X	Christen Johnson		
X	Pat Lowrie	X	Don Wilson		

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 7:10 P.M. The meeting was conducted via Zoom.

Call Open Forum to Order:

- a. **Residents Input** – owner of 923 Piedmont, Ben Truong requested to address the board regarding his recent application to construct a new house on this lot. Ben along with his builder, Chris Trliceck, provided background on his prior home as well as process he has been through to get his new home approved. His current plans have been approved by the city of Sugar Land pending approval by the VEPOA. The ACC has denied the application based on a requested variance as well as some other items that have been requested from Ben. Ben is requesting a variance on the setback requirements for the garage portion of his house. After significant discussion Ben and his builder were thanked for their presentation and were excused from the meeting. Upon exit, the board discussed the issue further. Jim V made a motion to approve the variance as requested and to further approve the application pending satisfactory completing of the other items previously requested by the ACC. Don W. seconded this motion. The motion was approved with James W, Bob V and Tarn abstaining. Don W. was authorized to contact Ben following this meeting to provide him with the board’s action.

Call Business Meeting to Order: 7:10pm

Actions between Meetings:

- Resident, Christen Johnson accepted the nomination to fill the unexpired term of board Member Bao Vinh who stepped down. The board unanimously approved Christen Johnson as a member of the board to fill Bao’s term. Christen has agreed to assume Bao’s

Venetian Estates Property Owners Association, Inc.
Board of Directors Meeting Minutes
August 4, 2020
Page 2

role as chairperson of the Newsletter/Website committee. Christen has requested a digital copy of the VE logo. Tarn agreed to forward a copy to her via email.

Approve Minutes of Previous Meeting

With a motion by Pat K and a second by Haynie the July 7, 2020 meeting minutes were approved as presented.

1. Committee Reports:

- a. Deed Restrictions
 - i. Tom T. reported an issue with lack of grass and thus a muddy situation at 103 St. Marks. Discussion on impact trees have on ability to grow grass. Haynie agree to speak with resident to discuss alternatives to grass.
 - ii. Fence falling down between 910 and 914 Piedmont. Fence has been repaired.
- b. Grounds and Parks:
 - i. In Steve's absence Jim reported the repair of light fixture at old monument at Piedmont and Savoy. In addition, irrigation company was authorized to repair/replace pump at Estate lake that feeds irrigation system on Piedmont..
 - ii. Security cameras – Curtis reported via email that company providing the camera system has obtained the required engineer approval and will be resubmitting application to the city for approval.
- c. Lake Quality:
 - i. Bob B reported city has agreed to provide labor to install new pump vaults as well as cleaning the filters and replacing all gaskets. Vaults were delivered and were determined to be incorrect so had to be reordered. Currently schedule to be installed on August 19, 2020. City does not have a crane large enough to set the vaults however so VE will be responsible for renting the crane and possibly providing a crane operator. This project should significantly improve the quality of the water being pumped from lake Eldridge into Venetian Lake.
- d. Neighborhood Caring/Welcome:
 - i. Ruth reported 4 Welcome Baskets were delivered in July, Pierce, 903 Gondola; Faught, 106 Capri; Bass, 910 Piedmont and Hansen, 200 Lombardy. It is anticipated that 2 more will be delivered August, McCollough, 214 Lombardy and Shirley, 403 Savoy.
- e. Public Relations:
 - i. Due to the ongoing Coronavirus Pandemic, the decision was made to cancel the annual Wine and Cheese gathering and the annual Christmas party.
- f. Newsletter:
 - i. Leticia reported that the latest draft of the newsletter has been approved by Tarn and has been released to be printed in the next couple of days.
 - ii. Replacement for Bao – New board member Christen Johnson has agreed to assume the chair of the Newsletter/Website committee.
- g. Website:

Venetian Estates Property Owners Association, Inc.
Board of Directors Meeting Minutes
August 4, 2020
Page 3

- i. Leticia reported website is up and running with no issues reported.
 - h. City Liaison/Legal:
 - i. Ralph attended the city’s HOA meeting via Zoom. He has shared the slides from this meeting with the board via email. Next city HOA meeting is scheduled for 10/15/20. Ralph reported that these meetings are very informational.
 - i. Architectural Control:
 - i. Drainage issues reported last month for 114 Capri and 415 Lombardy. It has been confirmed that 114 Capri has installed yard drains to the lake in lieu of swales. 415 Lombardy was referred to the city and the city has apparently approved their current drainage situation.
 - ii. There have been 2 approvals for new garage doors; 2 new roofs; one new driveway and 2 new constructions. 2 new constructions pending approval.
 - iii. 114 Capri has requested the refund of their deposit since their house is now complete. It was noted that the resident at 114 Capri has also installed a playscape without submitting an application. They were sent a letter on 6/26/20 regarding this issue. Refund of deposit will be withheld pending resolution of this issue.
 - j. City Water/Pump Operations/Dredging:
 - i. Water levels are good.

2. Treasurer’s Report:

a. Cash Balances as of June 30, 2020

Frost Bank Checking 67-1233238	\$ 5,590.52
Frost Bank Money Market 67-1227505	\$113,035.79
Frost Bank CD 67-329354	\$ 20,000.00
Frost Bank CD 1067-329318	\$ --0--
HFCU Money Market 0004480150-S0500	\$ 20.00
HFCU CD matures 2/6/22, acct 0545	\$ 31,034.58
HFCU CD matures 1/20/21, acct 0546	\$ 5,541.67
HFCU CD matures 5/9/20, acct. 0548	\$ --0--
HFCU CD matures 11/8/21, acct 0549	\$104,746.23
New First Checking #767009	\$ 2,275.00
Brazos CCU CD #5400-045, 5/19/21	\$197,122.84
Delinquencies as of April 30, 2020	\$ 4,619.00

b. Review Financial Reports

- i. Pat K reported all bank accts balanced as of 6/30/20.
- ii. .

3. Management Report

- a. New “Town Square” app.
 - i. Town Square App Austin Properties software conversion. New TownSquare app will enable residents to pay dues on-line and a variety of other services. Instructions

Venetian Estates Property Owners Association, Inc.
Board of Directors Meeting Minutes
August 4, 2020
Page 4

- on how to use this new system will be included in the next newsletter.
- b. Association Business and Operations:
 - i. Meter Reading proposal – The other company(ies) that have been requested to supply a quote to provide meter reading services have requested a picture on the meters. Bob B and Tom T have agreed to provide a picture of their respective meters to Leticia.
4. **Executive Session: The Board may convene an Executive Session, as needed, to consider actions involving personnel, litigation, contract negotiations, enforcement actions, attorney communications or other confidential information as allowed under the Texas Property Code section 209.0051.**
- a. **Collections:**
 - i. Confirmed 710 Piedmont has been paying monthly. Jim V made motion to accept payment plan, Pat K seconded. Motion was approved.
 - ii. Certified letters were sent to 402 Lombardy and 123 Sorrento. Awaiting response
 - iii. 910 Piedmont reported to Leticia that they would pay online on 8/4/20.
 - iv. 718 Santa Maria has outstanding invoice for lake pump fees. It has been determined that 718 does not have a lake pump. Tarn made a motion to remove the pump fee that 718 Santa Maria is being assessed (now and going forward) and that VEPOA reimburse them for any pump fees that they may have paid in 2020. Bob V seconded this motion. Motion was approved
 - v. 718 Santa Maria has outstanding balance for their annual assessment with late fees and penalties. It has been determined that they were never sent the notice that the fees had not been paid. Tarn made a motion to waive late fees and penalties associated with their annual assessment and that MASC reimburse VEPOA for any fees they have imposed on VEPOA for this account in 2020. Bob V seconded this motion. Motion was approved
5. **Reconvene in open session and report on Actions approved during Executive session.**
- a. **Approved letter to 718 Piedmont informing them of the outcome of their billing issues.**
6. **New business.**
- a. none
7. **Set date and time for next meeting.**
- a. **Next meeting will be Tuesday, September 1, 2020 at 7pm via Zoom.** Pat L made motion to adjourn the meeting at 8:4pm, second by Tom T. Motion carried.

Date: _____

_____, President

Venetian Estates Property Owners Association, Inc.
Board of Directors Meeting Minutes
August 4, 2020
Page 5

_____, Secretary

_____, Management