

**VENETIAN ESTATES PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
June 2, 2020**

In attendance:

X	Tarn Springob	G	Jan Peterson	X	Jim Vonderhaar
X	Ed Beckham	X	Haynie Stringer	X	Steve Tralie
X	Andrew Engleman	X	Tom Tannahill	M	Leticia Gomez
	James Wong	X	Tom Tran	X	Carolyn James
X	Bob Buck	X	Ralph Twiss		
	Curtis Bergeron	X	Pat Uselton		
	Ruth Jungman	X	Bob Vacek		
X	Pat Krajca	X	Bao Vinh		
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 7:05 P.M. The meeting was conducted via Zoom.

Call Open Forum to Order:

Call Business Meeting to Order: 7:05pm

Actions between Meetings:

- None

Approve Minutes of Previous Meeting

With a motion by Bob B and a second by Bob V the May 12, 2020 meeting minutes were approved as written.

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

1. Committee Reports:

- a. Deed Restrictions
 - i. Tom T. reported 2 letters sent to homeowners for repeat violations.
- b. Grounds and Parks:
 - i. Steve T reported he and board member Jim V picked up several large branches in the VE park. During this they noticed broken sprinkler head as well as general disrepair in park. Had sprinkler company repair broken head and landscape company clean up park.
 - ii. No update on security cameras.
- c. Lake Quality:
 - i. Bob B reported water levels are being maintained.
 - ii. No update on fish shocking
 - iii. Steve T reported we are still working with city on installation of new pump vault.
- d. Neighborhood Caring/Welcome:
 - i. Jim V reported that his wife Janine had contacted Carolyn J and they are working on the Welcome Committee process.
- e. Public Relations:
 - i. Alice T reported the Memorial Day Classic Car parade was very well received. Had 17 cars and one motorcycle in the parade with several families in their yards cheering. Alice received several phone calls praising the parade and encouraging us to make it an annual event.
 - ii. Discussed upcoming neighborhood events – July 4th Boat Parade – decided to move forward. Movie on the Lake (mid to late June) Alice will contact people who participated last year to see if willing to do again this year. October Wine and Cheese. Decided to put feelers out to see if anyone is interested in hosting. This request will be included in upcoming newsletter. This event will also be subject to on-going Coronavirus restrictions/guidelines.
- f. Newsletter:
 - i. Bao reported delays but will be attempting to publish in next few days. It was requested that items identified in last month's board meeting minutes be included as well as info on upcoming neighborhood events listed above in Public Relations and the request to see if anyone would be interested in hosting the Wine and Cheese party in October.
- g. Website:
 - i. Bao reported website is up and running. Requested folks to check it out and provide feedback.
 - ii. Haynie reported website looks great. Pointed out that several VE documents do not appear to be the most current version. He also stated that the ACC application does not have an email address on it. Leticia will update this form to include email address and add to website. Haynie said he would review other docs and suggest changes.
- h. City Liaison/Legal:
 - i. Ralph reported city is still conducting virtual meetings. He is forwarding info he

Venetian Estates Property Owners Association, Inc.
Board of Directors Meeting Minutes
June 2, 2020
Page 3

receives from the city to all board members as he gets them.

- i. Architectural Control:
 - i. With James W relinquishing the chairman position on the committee there was discussion about replacement. Tarn will get with the rest of the committee to set up a meeting to discuss plans for moving forward.
 - ii. Ralph reported 2 new ACC requests – Deck Replacement on 402 Piedmont was approved. New Playscape on 214 Lombardy. Significant discussion regarding the adherence to the ACC guidelines for this project. Tarn will get with the ACC committee to discuss. It was agreed that no further communications to this resident regarding the approval of this item until Tarn has this meeting.
- j. City Water/Pump Operations/Dredging:
 - i. Water levels are good. No further report.

2. Treasurer’s Report:

a. Cash Balances as of April 30, 2020

Frost Bank Checking 67-1233238	\$ 24,868.89
Frost Bank Money Market 67-1227505	\$142,225.44
Frost Bank CD 67-329354	\$ 20,000.00
Frost Bank CD 1067-329318	\$ 64,000.00
HFCU Money Market 0004480150-S0500	\$ 20.00
HFCU CD matures 2/6/22, acct 0545	\$ 30,785.35
HFCU CD matures 1/20/21, acct 0546	\$ 5,494.37
HFCU CD matures 5/9/20, acct. 0548	\$103,313.21
HFCU CD matures 11/8/21, acct 0549	\$103,555.19
New First Checking #767009	\$ 3,429.47
Delinquencies as of April 30, 2020	\$ 7,242.00

b. Review Financial Reports

- i. Pat K informed board that new CD authorized during last mtg. was purchased from Brazos Community Credit Union. Exp date is 5/19/21. Interest rate 1.689%.
- ii. 6 residents past due on annual assessments. Ed B. will contact each of these regarding the past due amount.

3. Management Report

- a. Correspondence received by Association, Directors, Management: None
- b. Association Business and Operations:
 - i. Resident at 118 Sorento notified MASC that she has not received new neighborhood directory. Carolyn J will deliver copy to her.
 - ii. Update on MASC app – Leticia informed board that it is almost complete and should be operational by next board mtg.
 - iii. AMS Meter Reading – Leticia said still has not heard back from AMS regarding written agreement and has been non-responsive. Pat K made motion to suspend

services with AMS and instructed MASC to solicit bids for new Meter Reading service. Ed B seconded the motion. Motion carried. Leticia was instructed to solicit bids ASAP.

- iv. Meter reading bills for properties without meters. Discussion ensued regarding what constitutes meter fees. Historically definition of meter reading services was the installation of a pipe into the lake for the purpose of drawing water out of the lake for irrigation. Board agreed this was good policy with no reason to change. Three residents submitted request to MASC to cancel meter reading bills as they do not have meters. Those properties are: 403 Savoy St., 203 Savoy St. and 607 Salerno. A motion was made for each individual property to waive the meter reading fees if it is determined there is not a pipe from the respective properties into the lake. Tarn made each motion and Bob V seconded each. Each motion passed. Bob V and Haynie agreed to inspect each property to determine if they have such a pipe and report back to the board.
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. Enforcement Actions:
 1. 6 properties are behind on annual dues – 131 Lombardy, 402 Lombardy, 710 Piedmont, 910 Piedmont, 718 Santa Maria and 123 Sorrento. 710 Piedmont is on a payment plan. They missed April payment but paid May payment. MASC to send letter reminder of April payment. Don W. will contact 131 Lombardy regarding overdue account. Ed B. will contact other residents regarding overdue accounts.
 - ii. Owner Request
 1. Curtis B, 603 Solerno request to apply ACC fee refund to his annual dues and to waive late fees and penalties due to error by MASC. Pat K made motion and Tarn second to apply funds as requested and to waive late fees and penalties for Curtis B, 603 Solerno. Motion carried. MASC instructed to make necessary adjustments.
 2. 830 Belmar requested late fees and penalties by waived. She gave no reason for paying late or why the fees and penalties should be waived. Bob V made motion to deny request. Bob B. seconded. Motion carried. MASC instructed to notify resident of board decision.
 5. **Reconvene in open session and report on Actions approved during Executive session.**
 - a. Approved one homeowner request to waive late fees and penalties due to error by MASC.
 - b. Denied one homeowner request to waive late fees and penalties for no apparent reason.
 6. **Set date and time for next meeting.**
 - a. Discussed suspending meetings for July and August as has been done in the past. Overall consensus of the board was to continue to have meetings throughout the summer 2020. It was further agreed that the July mtg. will be conducted via Zoom to be set up by Jim V.

Venetian Estates Property Owners Association, Inc.
Board of Directors Meeting Minutes
June 2, 2020
Page 5

Next meeting will be Tuesday, July 7, 2020 at 7pm via Zoom.

Date: _____

_____, President

_____, Secretary

_____, Management