

**VENETIAN ESTATES PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
November 3, 2020**

In attendance:

X	Tarn Springob		Carolyn James	X	Jim Vonderhaar
X	Ed Beckham	X	Haynie Stringer	X	Steve Tralie
X	Andrew Engleman	X	Tom Tannahill	M	Leticia Gomez
X	James Wong	X	Tom Tran		
X	Bob Buck	X	Ralph Twiss		
	Curtis Bergeron	X	Pat Uselton	G	Barbara Rosenberg
X	Ruth Jungman	X	Bob Vacek		
X	Pat Krajca		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 7:15 P.M. The meeting was conducted via Zoom.

Call Open Forum to Order:

- a. **Residents Input** – Barbara Rosenberg, 219 Lombardy. Barbara participated in discussions throughout the meeting.

Call Business Meeting to Order: 7:20pm

Actions between Meetings:

- Pat L reported that issue regarding building line for 534 Lombardy has been resolved by the ACC and property owner has been notified.

Approve Minutes of Previous Meeting

With a motion by Ed B and a second by Steve T the October 6, 2020 meeting minutes were approved with corrections.

1. Committee Reports:

- a. Deed Restrictions
 - i. Tom T. presented the DRV Inspection Report for Oct 2020 (included in board package). Based on this report Tom T made a motion, seconded by Pat L authorizing Austin Properties to proceed with sending the appropriate letters per VEPOA guidelines. Motion was approved.
- b. Grounds and Parks:

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- i. Significant discussion regarding “Ball Moss” growing on trees and shrubs in neighborhood. Steve T agreed to contact VE landscape contractor to gather info on potential impact of this moss.
 - ii. Steve T gave update on security cameras. Cameras are all installed and operating. Concern was raised regarding potential for cars to enter VE through the bank/coffee shop parking lot. Steve is in discussions with the camera vendor (Flock) and a representative from the bank to determine a cure for this problem.
 - iii. Discussion regarding legality of VE charging residents for water pumped from lake for irrigation. Question regarding metering vs. flat annual fee. Steve T and Tarn S will investigate further and report back to the board.
- c. Lake Quality:
 - i. Fish survey conducted by Lake Pro at no additional cost. Bob Buck reported he did not feel it was very effective due to inferior equipment on part of Lake Pro. We will discuss prior to future efforts.
 - ii. Concern raised by a resident about tree limbs and other trash on the Dam Spillway. Pat U will contact Lake Pro to instruct them to include this in their normal clean up.
- d. Neighborhood Caring/Welcome:
 - i. Ruth J reported 2 new resident baskets were delivered in Oct and 2 are planned for Nov. Ruth shared she is having problems getting updated info regarding new residents. Leticia at Austin Properties agreed to provide Ruth with new resident info as soon as she is made aware of loan closings/move ins.
- e. Public Relations:
 - i. Nothing to report.
- f. Newsletter:
 - i. Newsletters were mailed out. Received several compliments on the content and format..
 - ii. Leticia agreed to post newsletter to VE website as soon as she received the final approved copy.
- g. Website:
 - i. Leticia reported website is up and running with no issues reported.
- h. City Liaison/Legal:
 - i. Ralph sends copies of city communications to the board via email.
- i. Architectural Control:
 - i. Pat L. reported 3 new homes started. Two remodels in process.
 - ii. Significant discussion regarding city not enforcing specifications on new construction plans, specifically as it relates to drainage. Jim V agreed to set up a meeting with our city council person, Steve Porter, to discuss this issue.
- j. City Water/Pump Operations/Dredging:
 - i. City of Sugar Land sent a notice to the VEPOA notifying us of an increase in the rate they charge for the water pumped to maintain the level in our lake. The increase is approximately 30%. Steve T will contact the city to discuss ways to

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minimize this increase.

2. Treasurer's Report:

a. Cash Balances as of Sept 30, 2020

Frost Bank Checking 67-1233238	\$ 21,969.72
Frost Bank Money Market 67-1227505 (08/31/20)	\$ 76,778.62
Frost Bank CD 67-329354	\$ 20,000.00
HFCU Money Market 0004480150-S0500	\$ 20.00
HFCU CD matures 2/6/22, acct 0545	\$ 31,193.69
HFCU CD matures 1/20/21, acct 0546	\$ 5,567.33
HFCU CD matures 11/8/21, acct 0549	\$105,353.48
New First Checking #767009	\$ 2,667.00
Brazos CCU CD #5400-045, 5/19/21	\$197,962.03
 Delinquencies as of April 30, 2020	 \$ 2,796.99

b. Review Financial Reports

i. Pat K reported all bank accts balanced as of 9/30/20.

c. **Budget Review:** Pat K presented draft 2021 budget for discussion. Went through budget line by line. Significant discussion regarding budget. Consideration was given to increasing annual dues. After the discussion Pat K was asked to update his proposed budget and send out to the board. Decision was made to delay sending out annual statements until such time as the budget is resolved. Tarn will coordinate with Leticia the issuing of annual dues statements to the residents.

d. **Construction Deposits:** Pat K. presented chart showing existing construction deposits including amounts that are non-refundable with proposal to increase most deposits. After significant discussion, a motion was made by Pat K, seconded by Bob V to adopt the new deposit schedule shown in the chart below.

Category	Deposit Amount	Non-Refundable Amount
New Home Construction	\$ 4,000.00	\$ 1,000.00
New Home w/Pool	\$ 4,500.00	\$ 1,300.00
New Addition to existing home	\$ 2,000.00	\$ 400.00
New Pool	\$ 500.00	\$ 300.00

3. Management Report

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- a. Association Business and Operations:
 - i. None
- 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. **Resident actions:**
 - i. None
 - b. **Collections:**
 - i. 402 Lombardy delinquent. Ed B going to try one more time to contact owner.
 - ii. 910 Piedmont delinquent. Leticia reported that 910 Piedmont paid in full today, 11/3/20.
 - iii. 710 Piedmont – still making monthly payments.
 - c. Annual Meeting: Discussion was had regarding the format of the annual meeting. Can we have an in-person meeting? Can we conduct such a meeting via Zoom? **Steve T agreed to contact surrounding HOAs to determine what others are doing.** This issue will be addressed during the December meeting.
- 5. **Reconvene in open session and report on Actions approved during Executive session.**
 - a. None
- 6. **New business.**
 - a. none
- 7. **Set date and time for next meeting.**
 - a. **Next meeting will be Tuesday, December 1, 2020 at 7pm via Zoom.** Ed B made motion to adjourn the meeting at 9:40pm, second by Jim V. Motion carried.

Date: _____

_____, President

_____, Secretary

_____, Management