

VENETIAN ESTATES PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
September 1, 2020

In attendance:

X	Tarn Springob			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		Carolyn James
	Bob Buck		Ralph Twiss	G	Jennifer McKellop
	Curtis Bergeron		Pat Uselton	G	Barbara Rosenberg
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 7:08 P.M. The meeting was conducted via Zoom.

Call Open Forum to Order:

- a. **Residents Input** – Jennifer McKellop, owner of 214 Lombardy requested appeal of decision by the ACC to deny her application for a variance to the placement of a play structure in her back yard. She provided documentation of approval by the 4 residents who border her property. The play structure is approx. 12 ft high. The 4 neighbors agreed to allow this structure.
- b. **Residents Input** – Barbara Rosenberg, 219 Lombardy. Barbara expressed concern about trash entering the Estates Lake from the culvert coming from Hwy 90A. Steve T. will get with the city of Sugar Land to determine what can be done about this issue. Barbara also expressed concern about new home construction being at a higher elevation than prior homes, causing drainage issues. James W. let her know that all home plans and their elevation is regulated and approved by the city per their new guidelines. The ACC follows these guidelines and works with the city to ensure all regulations are adhered to.

Call Business Meeting to Order: 7:30pm

Actions between Meetings:

- None

Approve Minutes of Previous Meeting

With a motion by Haynie and a second by Don Wilson the August 4, 2020 meeting minutes were approved as presented.

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1. Committee Reports:

- a. Deed Restrictions
 - i. Tom T. reported several letters have been sent regarding minor offenses. Report included in Board package.
- b. Grounds and Parks:
 - i. Steve reported pump at Estates Lake, providing irrigation to the grass along Piedmont between the sound wall and Piedmont and to the monument at Savoy St., needs to be replaced. Also, the intake for this pump needed to be placed deeper into the lake. Contractor Steve Orsak dug out approx. 5-6 ft. to allow the intake to be lowered. Irrigation contractor has replaced this intake.
 - ii. Vault for pumps located in Lake Eldridge that provide intake for Venetian Lake has been replaced. When the pumps were re-installed one of the pumps failed and there was a problem with the control panel. There are also multiple leaks in the pipes from the pumps to Lake Venetian. City of Sugar Land has ordered a new pump. When this pump comes in they will install the pump, repair the leaks and repair the control panel.
 - iii. Steve T made presentation regarding increase in water being supplied by the city form Lake Eldridge. The amount of water billed through July 2020 is equal to the total amount billed for all of 2018. After significant discussion about potential courses of action it was decided that we will wait until the end of 2020 to see how usage compares on an annual basis before making any changes.
 - iv. Security cameras – Curtis reported via email that all permits have been issued. Final document needed is a site survey which should be provided within the next week or so. Installation will happen in next 2-3 weeks.
- c. Lake Quality:
 - i. Venetian Lake and the Estates Lake were dyed on 8/28/20
 - ii. Fish survey will be done in October. Company doing the survey will dispose of the fish.
- d. Neighborhood Caring/Welcome:
 - i. No report.
- e. Public Relations:
 - i. Nothing to report.
- f. Newsletter:
 - i. Leticia reported that the newsletter has been mailed.
 - ii. Christen Johnson has agreed to assume the chair of the Newsletter/Website committee. She will get with Leticia to get details.
- g. Website:
 - i. Leticia reported website is up and running with no issues reported. Leticia has been providing Covid19 updates as well as city of Sugar Land updates on the websites. It was requested that copies of the board meeting minutes be posted on the website. Leticia reported this is done following receipt of signed minutes. Due to Covid 19

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and the fact that we have not actually been meeting in person, there is a delay in getting the minutes signed.

- h. City Liaison/Legal:
 - i. Jim reported that he and Ralph send copies of city communications to the board via email.
- i. Architectural Control:
 - i. Pat L. reported 4 new homes in the approval process, 3 on Piedmont and one on Capri. Two remodels in process. Four new homes still under construction. Two bulkheads approved.
- j. City Water/Pump Operations/Dredging:
 - i. Water levels are a little low. See Grounds and Parks section for further info.

2. Treasurer’s Report:

a. Cash Balances as of June 30, 2020

Frost Bank Checking 67-1233238	\$ 11,234.67
Frost Bank Money Market 67-1227505	\$ 93,044.91
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	\$ 2,475.00
Brazos CCU CD #5400-045, 5/19/21	\$197,122.84
Delinquencies as of April 30, 2020	\$ 2,773.77

b. Review Financial Reports

- i. Pat K reported all bank accts balanced as of 7/31/20.

3. Management Report

a. Association Business and Operations:

- i. Meter Reading proposal – Due to uncertainty regarding water usage (see report in Grounds and Parks section) decision made to table bids on meter reading until end of year. Requested that MASC provide more detail on residents’ lake usage billings.

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:

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- i. Discussed request for appeal of ACC decision by resident Jennifer McKellop. See Resident section. Jim V made motion, Haynie second to approve new playscape with condition that tarp on playscape a neutral color. Motion carried. MASC directed to send letter to Jennifer with decision.
 - b. **Collections:**
 - i. 402 Lombardy delinquent. Certified letter sent 30 days ago. No response. Jim V made motion to move this account to the next step per our by-laws, Pat K. seconded. Motion carried.
 - ii. 910 Piedmont delinquent. Pat K made motion to send certified letter. Pat L seconded. Motion carried.
- 5. **Reconvene in open session and report on Actions approved during Executive session.**
 - a. Approved request for appeal with condition for 214 Lombardy.
 - b. Approved taking 2 delinquent accounts to next step in collection process.
- 6. **New business.**
 - a. none
- 7. **Set date and time for next meeting.**
 - a. **Next meeting will be Tuesday, October 6, 2020 at 7pm via Zoom.** Jim V made motion to adjourn the meeting at 8:40pm, second by James W. Motion carried.

Date: _____

_____, President

_____, Secretary

_____, Management