

**VENETIAN ESTATES PROPERTY ASSOCIATION INC.  
BOARD OF DIRECTORS MEETING MINUTES  
JANUARY 4, 2022**

**In Attendance:**

Bob Buck	Pat Lowrie	Cindy Pack	Tom Tran
Tarn Springob	Pat Uselton	Christne Johnson	Haynie Stringer
Bob Vacek	Ruth Jungman	Tom Tannahill	Jim Vonderhaar
Pat Krajca	Steve Tralie	Don Wilson	Leticia Gomez - M
Ralph Twiss			

**Guests:**

Howard and Susan Marbelstone, Mel and Roberta Kleinman, Bao Vinh.

**Call Meeting to Order:**

Due to notice of meeting, a quorum was established. Steve Tralie, VEPOA Board President, called the meeting to order at 6:36 p.m. in Wesley Hall of Sugar Land First United Methodist Church.

**Resident Input:**

Susan Marblestone expressed concerns over the number of letters being sent out about tree-trimming, mold, and mildew. She asked what price Austin Properties was charging for all these letters. She also asked if a board member was accompanying the Austin Properties on their inspections.

Mel Kleinman complained about the brown color of the lake.

The board informed these guests that due to Covid, no board members were accompanying AP representatives on their inspections. Tom Tannahill, the deed restrictions chair has drafted a courtesy letter to send to residents about mold and mildew,. The board will discuss dyeing the lake on a monthly basis later in the meeting.

Bao Vinh related to the board that his proposal for solar panels was denied prior to the ACC seeing the proposal. He was concerned that this was a new policy. The board assured him that this wasn't the normal procedure; however, if a proposal is incomplete it will be denied by Austin Properties

and sent back to the owner with a request for more information. Leticia promised to check and see if any other homeowner's request had been denied prior to the ACC committee reviewing it. The board requested that in the future, AP use the term "incomplete" as opposed to "denied".

**Action between meetings:** Steve stated that one resident was opposed to the \$200 for pump use. He also had spoken to the residents opposed to the mold and mildew letters.

**Business Meeting called to order at 7:00 p.m.**

**Approval of the Minutes from the previous meeting:**

Tarn made the motion to approve the minutes; seconded by Jim Vanderhaar, and the motion passed. The minutes were approved.

**Committee Reports:**

- 1. Deed Restrictions** - Tom Tannahill proposed a courtesy letter be sent to residents about mold and mildew stating that they would need to correct the issue in 6 months or they would receive a formal letter from the HOA would be sent. The letter was approved. The review of these issues would be evaluated every 3 months.
- 2. Architectural Control** - One application was denied based on the information the ACC committee received.
- 3. Grounds** - Pat Uselton informed the board that Ethan had inspected and repaired all the sprinkler heads and 2 new pumps were installed. Haynie asked about the lights on Lombardy entrance and it was suggested that a landscape electrician be contacted.
- 4. Neighborhood Relations**- Christine Johnson was congratulated by all the board on the very successful Holiday Party at the Beckers home. Jim Vanderhaar also thanked Alice Tannahill for all her work over the past several years on the party committee. VE had 10 events this year, all were very successful.
- 5. Caring** -Ruth Jungman sent a condolence card to the Weesners on Sorrento due to the loss of their son. She took a welcome basket to the Howells on Salerno.
- 6. City Liaison/Legal** -Ralph Twiss continues to forward the city emails to the board. There is a new city liaison - Jennifer Young.
- 7. Finance- see financial report**

**8. Lake Quality** - Bob Buck is waiting on a response to the questions he has about the survey done by the lake quality company. He agreed to dye the lake monthly for four months then reevaluate the results.

**Management Report** - Leticia Gomez informed that the move to C3 conversion will be ready in a few weeks. We discussed moving the date of the annual meeting to March 8 because of covid. Jim V. made the motion, Ralph seconded, and the board approved.

**Executive Meeting began at 7:45 p.m.**

The board agreed to return the new build deposit for the resident at 114 Capri less the penalty charges and dues owed to VEPOA. He will be notified and receive his reimbursement by 1/31/22.

AP will send a certified letter to the owner of 810 Bel Mar to mow their lot. Steve Tralie will speak to the real estate agent concerning mowing the lot at 914 Piedmont.

The board voted to approve Bao Vinh's solar panels.

The board meeting was adjourned at 8:10 p.m.

The next meeting will be February 1, 2022 at 6:30 p.m. at the church.

\_\_\_\_\_Date

Respectfully submitted,

\_\_\_\_\_President

\_\_\_\_\_Secretary

\_\_\_\_\_Management

