

**VENETIAN ESTATES PROPERTY OWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES  
(June 3, 2025)**

**In attendance:**

X	Steve Tralie	X	Ralph Twiss	M	Leticia Gomez
X	Jim Vonderhaar	X	Haynie Stringer		
X	Bob Buck	X	Anum Siddiqui		
X	Ruth Jungman	X	Tom Shirley		
X	Pat Uselton				
	Pat Lowrie				
X	Greg Yund				
	Christen Johnson				
X	Bob Vacek				

X=board members in attendance, G=guest, M=management company

**Call Meeting to Order**

After due notice of the meeting, a quorum was established and Steve Tralie, President, called the meeting to order at 6:33 P.M. The meeting was held at the Sugar Land Methodist Church.

Business Meeting Call to Order-President Tralie indicated that arrangements were being made to have a dead tree at 115 Capri removed by Partners in Building. President Tralie also commented on discussions that he had about signage in the neighborhood for builders and architects.

Residents Input – No residents input. Abdul Helel (110 Capri) attended the meeting but had no comments.

**Actions between Meetings**

- a. Summarized Unannounced Meetings, if any-None
- b. Ratify Actions Approved Between Meetings, if any-None

**Approved Minutes of Previous Meeting**

With a motion by Haynie Stringer and a second by Greg Yund, May 6, 2025, meeting minutes were approved.

**Committee Reports**

- a. Deed Restrictions-Greg Yund reported that two letters had been sent to residents regarding violations concerning lighting on the lake side of certain homes and a fence needing repairs.
- b. Architectural Control-Pat Lowrie reported that several applications from residents over the past month had been approved for fence replacement, bulkhead construction, a swimming pool addition and roof and balcony repairs.
- c. Grounds, Park & Security-Pat Uselton reported that sprinklers are still an issue. Pumps on the Piedmont side are not working correctly. He suggested that we convert back to all city water for sprinklers to keep the pumps from getting damaged. He reported that trees at 200 Savoy will be trimmed and paid for from our budget. He also indicated that the

pumps for the lake will be turned on soon. The pickleball courts are proceeding and the contractor will be applying for permits after the summer.

- d. **Neighborhood Relations (Newsletter, Website & Events)-no report except still looking for Christen Johnson's replacement.**
- e. **Neighborhood Caring, Welcome & Block-Ruth Jungman indicated that flags to be displayed for Memorial Day and the July 4<sup>th</sup> holiday were distributed to the block captains. She also announced that a new baby announcement was received from the Chahrabarti's.**
- f. **City Liaison/Legal-No report.**
- g. **Lake Quality, City Water, Pumps & Dredging-Bob Buck indicated that the lake had been dyed for the July 4<sup>th</sup> boat parade and that he is increasing the lake water testing to 4 places at a cost of \$360 for each testing period. Bob indicated that he had been provided with a preliminary bid for localized dredging for the 5 northern coves at a cost of \$136,000. We discussed the parameters of dredging and the logistics of getting it all done. Bob also announced that trash (tree limbs etc) was accumulating in the lake in the back of two elderly residents and that we will help them clean out the buildup.**
- h. **Treasurer's Report (Cash Balances as of April 30, 2025):**

<b>Frost Bank Checking 3238</b>	<b>\$ 9,816</b>
<b>New First Bank Checking 7009</b>	<b>\$ 26,377</b>
<b>New First Bank Money Market 8953</b>	<b>\$ 201,263</b>
<b>New First Bank ICS 7009</b>	<b>\$ 155,594</b>
<b>Brazos CCU CD acct 041</b>	<b>\$ 121,128</b>
<b>Brazos CCU CD acct 045</b>	<b><u>\$ 225,542</u></b>
<b>Total</b>	<b><u>\$ 739,720</u></b>

- a. **Review Financial Reports: Anum Siddiqui provided Financial Statements to the Board and reviewed same. As of April 30<sup>th</sup>, we had 6 residents that were delinquent in payment of 2024/2025 dues and our problem accounts for two residents continuing as in prior months. One of the 6 delinquent 2024 residents has been settled by removal of approximately \$240 in penalties and interest. Two others have paid leaving 3 still unpaid as of this meeting date. We are ahead of budget, primarily due to not yet having to spend much on water to date. We are also going to acquire a 13-week CD at New First Bank soon.**

## **Management Report**

- a. **Correspondence received by Association, Directors, and Management-It was suggested that Leticia add information about our Flock cameras to the Website.**
- b. **Association Business and Operations-Chuck Howell has completed his review of the ACC**

**guidelines, and the Board will need to vote on these revised guidelines to approve the changes which will then have to be recorded by our lawyer in the County Courthouse.**

**Executive Session**

**Reconvene in Open Session and Report on Actions Approved During Executive Session.**

- a. Collections-No action taken**
- b. Deed Restriction Report-No action taken**

**Set the date and time for the next meeting.**

**The meeting was adjourned at 7:50 pm on a motion by Haynie Stringer and a second by Ruth Jung.**

**The next regular monthly meeting will be held on September 2, 2025, at Sugar Land Methodist Church at 6:30 P.M.**

**Date:** \_\_\_\_\_

\_\_\_\_\_, **President**

\_\_\_\_\_, **Secretary**

\_\_\_\_\_, **Management**