

**VENETIAN ESTATES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
(March 4, 2025)**

In attendance:

X	Steve Tralie	X	Ralph Twiss	M	Leticia Gomez
X	Jim Vonderhaar		Haynie Stringer		
X	Bob Buck	X	Anum Siddiqui		
X	Ruth Jungman		Tom Shirley		
X	Pat Uselton				
X	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 6:31 P.M. The meeting was held at the Sugar Land Methodist Church.

Business Meeting Call to Order-President Tralie reported that the area for the pickleball courts had been platted.

Residents Input – No residents input.

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 Jim Vonderhaar and second by Bob Buck, the meeting minutes of February 4, 2025, were approved.

Committee Reports

- a. **Deed Restrictions-Greg Yund reported that two letters had been sent to residents regarding outside lighting rules and suggested that all residents be sent a letter reminding them of the need to pay particular attention to lighting that was disruptive to neighbors, mostly across the lake due to reflection. He also suggested that the ACC guidelines be modified to provide that the long slender bright lights that are going up on new home construction should not be allowed.**
- b. **Architectural Control-Pat Lowrie reported that there was some concern expressed regarding the height of a new home under construction at 522 Lombardy. It was suggested that the ACC approach the homeowner and builder to confirm that our height restrictions are not being violated. She also indicated that the ACC guidelines were being updated at the current time to incorporate various issues that needed clarification. She also reported that 3 applications for improvements**

were received in February and all were approved.

- c. **Grounds, Park & Security-Pat Uselton reported that a large tree branch had fallen on Savoy and had to be cut up and moved to the grassy area for pick up by our maintenance guys. This was accomplished by Jim Vonderhaar and Pat.**
- d. **Neighborhood Relations (Newsletter, Website & Events)-It was reported by President Tralie that the Margarita party had been held and was a success. The annual Coffee was approaching on March 7, 2025.**
- e. **Neighborhood Caring, Welcome & Block-Ruth Jungman reported that she had sent out one Welcome basket to the new neighbors at 415 Lombardy and it was well received.**
- f. **City Liaison/Legal-Jim Vonderhaar reported that he had attended the State of the City meeting and indicated that the City was reviewing cost issues identifying areas where costs could be reduced or eliminated in their budgeting process.**
- g. **Lake Quality, City Water, Pumps & Dredging-No Report.**
- h. **Treasurer's Report (Cash Balances as of February 28, 2025):**

Frost Bank Checking 3238	\$ 19,709
New First Bank Checking 7009	\$ 41,184
New First Bank Money Market 8953	\$ 200,041
New First Bank Intrafi ICS 7009	\$ 82,053
Brazos CCU CD acct 041	\$ 120,105
Brazos CCU CD acct 045	\$ 222,844
Brazos CCU CD acct 046	\$ 28,801
Brazos CCU CD acct 042	<u>\$ 35,399</u>
Total	<u>\$ 750,136</u>

- a. **Review Financial Reports: Anum Siddiqui provided Financial Statements to the Board and reviewed same. We currently have 21 residents that are delinquent in payment of 2024 dues in the amount of \$16,012.04 as of January 31, 2025, and our problem accounts for two residents continue as in prior months.**
- b.

Management Report

- a. **Correspondence received by Association, Directors, and Management-No report.**
- b. **Association Business and Operations-No report**
- c.

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 date and time for the next meeting.

The meeting was adjourned at 7:45pm on a motion by Jim Vonderhaar and a second by Ralph Twiss.

The next regular monthly meeting will be held on April 1, 2025, at Sugar Land Methodist Church at 6:30 P.M.

Date: _____

_____, **President**

_____, **Secretary**

_____, **Management**