

**VENETIAN ESTATES PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
February 6, 2018**

In attendance:

| | | | | | |
|---|-----------------|---|---------------|---|--------------|
| x | Ed Beckham | x | Jan Peterson | x | Don Wilson |
| x | Bob Buck | | Tarn Springob | x | James Wong |
| x | Andrew Engleman | x | Tom Tannahill | m | Cindy Valdez |
| x | Sue Frewin | x | Tom Tran | m | Terri Salter |
| x | JoAnn Gunther | x | Ralph Twiss | | |
| x | Carolyn James | x | Pat Uselton | | |
| | Jeff Johnston | x | Bob Vacek | | |
| x | Pat Krajca | x | Bao Vinh | | |
| x | Pat Lowrie | x | Greg Waleke | | |

x=board members in attendance, g=guest, m=management company

Call Meeting to Order:

Due notice of meeting, a quorum was established, Greg Waleke, the board President called the meeting to order at 7:00 P.M. The meeting was conducted at The First United Methodist Church, Sugar Land, TX 77478.

Call Open Forum to Order:

No Residents Input

Call Business Meeting to Order:

Actions between Meetings:

Election of Officers:

Greg Waleke welcomed Pat Krajca, Pat Lowrie, Tom Tran and Don Wilson as new board members. He then went down the list of committees, and the board members signed up for various committees.

Greg Waleke asked each of the current officers if they would be willing to continue to serve in their respective positions, and all said yes. He then opened up the floor for nominations for any of those positions, and there were none. Ed Beckham made a motion to accept the current officers by acclamation, Pat Krajca seconded the

motion

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and the motion passed. Cindy Valdez of MASC Austin Properties, Inc. will send out copies to all board members regarding changes on the above-mentioned lists.

Approve Minutes of Previous Meeting:

With a motion by James Wong and a second by Ralph Twiss, the January 2, 2018 meeting minutes were approved as written.

Committee Reports:

- a. Deed Restrictions – Tom Tannahill will review the violations and report to the board next month.
- b. Grounds – Andrew Engleman said last two (2) years money has been spent on improving the Lombardy entrance, but now need to spend some money on the Savoy entrance.
- c. Lake Quality – Bob Buck said that Lake Pro has lost its access to the lake which makes it difficult to treat the lake. They have found a house on Capri but this is only a temporary solution. He asked if anyone knew of someone who might have an adjacent area to their lot that Lake Pro could use permanently, otherwise this could be a major problem.
- d. Neighborhood Caring – No report.
- e. Public Relations – Pat Lowrie said that she is having a neighborhood coffee on March 28, 2018 at her house.
- f. Newsletter/Website – Bao Vinh said the next newsletter will be distributed in May.
- g. City Liaison/Legal – Ralph Twiss said the Quarterly HOA/Neighborhood Representatives Meeting was held on January 18, 2018, and the following was discussed:
 - hired new police officers, now at 172 for the annexation requirements;
 - fire department mans 4 medical units and has cut down the response time of less than 8 minutes;
 - Smart Financial Center has been a great success;

and the city has a number of road improvements and drainage projects in study or in construction.

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- h. Architectural Control – James Wong said the committee has received one (1) application for a demolition.
- i. City Water/Pump Operations/Dredging – Greg Waleke said that Sugar Lakes subdivision wants Venetian Estates to pay three hundred dollars (\$300.00) per month for use of the area where the pump is located, or they will sue VE. Bob Buck said Bruce Lowrie is working on a solution.

Treasurer’s Report:

- a. Cash Balances as of December 31, 2017
 - HFCU CD Account \$ 100,443.41
 - HFCU CD Account 30,118.82
 - HFCU CD Account 30,071.44
 - HFCU CD Account 40,099.62
 - Frost Checking 9,481.79
 - Frost Money Market Account 164,819.53
 - HFCU Money Market Account 20.00
- Delinquencies – December 31, 2017 100% collected
- b. Review Financial Reports – Bob Vacek said he added forty-one thousand dollars (\$41,000.00) to the reserves, and needs to determine which ones to build on and on which ones to set a cap. He explained the unspent reserves. He also said he plans to put another thirty thousand dollars (\$30,000.00) in another CD.

Management Report:

- a. Correspondence received by Association, Directors, Management – No Report
- b. Association Business and Operations – No Report

Executive Session:

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

- a. Collections

1. Enforcement Action – No Report
2. Owner Request – No Report

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- b. Deed Restriction Report
 1. Enforcement Action – No Report

The mosquito control agreement with Cypress Creek Mosquito Control, Inc. is up for renewal. Greg Waleke explained to the new members that this company sprays for mosquitoes for the city of Sugar Land weekly during the spring and summer months, and we pay a fee to have them spray an additional time during the week for VE. Ralph Twiss made a motion to renew the agreement, Jo Ann Gunther seconded the motion, and the motion passed.

Bob Vacek asked Cindy Valdez if there would be room in the storage area for two boxes. She said it is a very tight place but they would try to make room for his boxes. Greg Waleke said he would to the storage unit with Bob Vacek and help clean out some space.

Set Date, Time and Agenda of Next Meeting/Adjournment

The next scheduled meeting will be March 6, 2018 at 7:00 P.M. located at the Sugar Land First United Methodist Church, Sugar Land, TX 77478.

With no further business to be conducted Ralph Twiss made a motion to adjourn the meeting at 7:53 P.M., it was seconded by Carolyn James, and the motion passed.

Date: _____

_____, President

_____, Secretary

_____, Management