

VENETIAN ESTATES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
(September 3, 2024)

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	X	Lori Shirley		
X	Pat Uselton				
X	Pat Lowrie				
	Greg Yund				
X	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 6:35 P.M. The meeting was held at the Sugar Land Methodist Church.

Call Open Forum to Order

Residents Input – No Residents attended the meeting.

Call Business Meeting to Order

General discussion was held concerning the effect of Hurricane Beryl in the neighborhood regarding tree damage in the park and elsewhere. President Tralie provided positive comments on how neighbors pulled together to get damage cleaned up as quickly as possible by pitching in to pick up branches and getting them ready for pickup. The fallen tree in the park is large and we are obtaining bids to get it taken down.

Actions between Meetings

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

Approve Minutes of Previous Meeting

With a motion by Ralph Twiss and a second by Bob Vacek, the June 4, 2024 meeting minutes were approved with an amendment to remove President Tralie as an attendee at the previous meeting.

Committee Reports

- a. Deed Restrictions-The normal inspections for violations were completed and documented; however, it was decided that no letters would be sent to residents due to the impact of Hurricane Beryl until later to give everyone time to correct problems created by the hurricane. Discussion was held again regarding our lack of power to enforce deed restrictions and general agreement that we needed to work toward such with our residents & attorneys. A resident complaint on Piedmont**

concerning cove cleanup was discussed along with violations concerning signs in a yard which will be addressed.

- b. **Architectural Control-Discussion** held regarding significant numbers of applications for home generators and bulkhead replacements which were approved. There has been only one application for home construction since the previous meeting which was approved. Based on his acceptance of the task, it was decided that Chuck Howell should review all construction projects in the future as a volunteer to the Board/Architectural Control Committee due to his experience with such matters.
- c. **Grounds, Park & Security-Discussion** was held concerning some sprinkler work that was required to be done and replacement of flowers for the fall to be done in October at the entrances to the neighborhood. Mention was made again for the need for the trees at the entrance on Lombardy to be trimmed and bids were continuing to be solicited for the work. After a discussion was held regarding Flock Safety's proposal for an upgrade to our existing camera security system, the Board voted to leave our current contract in place.
- d. **Neighborhood Relations (Newsletter, Website & Events)-Discussion** was held regarding the upcoming National Night Out on October 1, 2024 at various locations in the neighborhood coordinated by the block captains, the donut drive-through on the morning of September 8, 2024 (LaRocca's on Lombardy), the Wine & Cheese Party on October 20, 2024 (Jones' on Lombardy), the Holiday Party on December 7, 2024 (Smiths' on Salerno) and a proposed Margarita Party on February 22, 2025 (Richardsons' on Lombardy). It was also announced that the next newsletter would be published in November.
- e. **Neighborhood Caring, Welcome & Block Captains**-It was reported that two condolence cards had been sent out along with a card of encouragement to one of our neighbors.
- f. **City Liaison/Legal**-No activity to Report.
- g. **Lake Quality, City Water, Pumps & Dredging**-It was favorably reported that the recent lake survey had revealed lesser amounts of sediment than was anticipated.
- h. **Treasurer's Report (Cash Balances as of September 3, 2024)**

Frost Bank Checking 3238	\$ 20,734
Frost Bank Money Market 7505	\$ 225,086
HFCU Money Market 80150	\$ 20
New First Bank Checking 7009	\$ 924
Brazos CCU CD acct 041	\$ 117,230
Brazos CCU CD acct 045	\$ 217,444
Brazos CCU CD acct 046	\$ 28,069
Brazos CCU CD acct 042	<u>\$ 34,542</u>
Total	<u>\$ 644,049</u>

- a. **Review Financial Reports-** Financials were provided to the Board and reviewed by the treasurer. We continue to have 2 residents with outstanding unpaid dues for 2022 and 2023. Due to the amount of rain earlier in the year, we have not had to pump much water into the lake, so our budget has a current favorable variance of approximately 9%. This will change as it is anticipated we will need to be pumping water soon. Treasurer also suggested that committees get their request in for funds for calendar year 2025 as a new budget would be presented soon.

Management Report

- a. **Correspondence received by Association, Directors, and 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-No action taken**
- b. **Deed Restriction Report-No action taken**

Set date and time for the next meeting.

The meeting was adjourned at 7:53 P.M. on a motion by Bob Vacek & a second by Ralph Twiss.

The next meeting will be held on October 2, 2024, at Sugar Land Methodist Church at 6:30 P.M.

Date: _____

_____, **President**

_____, **Secretary**

_____, **Management**