

**VENETIAN ESTATES PROPERTY OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
(May 6, 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				
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 6:34 P.M. The meeting was held at the Sugar Land Methodist Church.

Business Meeting Call to Order-President Tralie suggested that the Directory needed to be published again due to the increase in new residents and Ruth Jungman announced that the new updated Directory was currently in progress.

President Tralie also announced and formally thanked our neighbor Hank Nguyen for his contribution of the crawfish, his equipment and his team to do all the cooking for the Crayfish boil being held on May 10th. Bob Gulliver volunteered to cook the potatoes and corn.

Tom Shirley announced that the city should be approving the pickleball courts next week.

Christen Johnson announced that she will be leaving the Board due to family commitments but will continue to process the Association newsletter.

We discussed that if Jim Vonderhaar wins his runoff race for City Council, we will have to accept his resignation from the Board or change our meeting night due to the conflict of our meeting date with the city council meeting date. No action was taken.

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 Haynie Stringer and a second by Jim Vonderhaar, April 1, 2025, meeting minutes were approved.

Committee Reports

- a. **Deed Restrictions-Greg Yund** reported that two letters had been sent to residents regarding violations. He also commented that Builders signs were remaining on the new home lots too long and that advertising signs posted by architects and interior designers were not allowed per the Restrictions and would be removed.
- b. **Architectural Control-Pat Lowrie** reported that four requests to the ACC had been approved since the last meeting, including the Nguyen's who will install astroturf due to grass being unable to grow because of shade cover from their trees. She also informed the Board that the residents of 134 St. Marks had moved into their home while construction continues outside. A discussion was held regarding the need for Builders to put up both front and lakeside fences. Many have not put up proper lakeside fences and would be so informed by the ACC of that requirement. There was a discussion regarding periodic inspections by the ACC members as called for in the ACC guidelines that would be undertaken during construction.
- c. **Grounds, Park & Security-Pat Uselton** reported that he had received an estimate from our maintenance people that it would cost approximately \$12-13,000 to install 56 plants on Savoy to help dress up the Savoy side of the subdivision. A discussion followed regarding the need to repair the wiring that powers the irrigation pump before we committed to replacing the plants. Pat will get a bid on the cost to do that work before we vote to proceed with the installation of new plants.
- d. **Neighborhood Relations (Newsletter, Website & Events)-President Tralie** reminded the Board about the upcoming crayfish boil at the home of the Vanderhaar's and the need for help with set up and tear down afterwards. He also discussed details about the fishing tournament.
- e. **Neighborhood Caring, Welcome & Block-Ruth Jungman** reported that she had sent out one Welcome basket to the new neighbors at 907 Gondola and it was well received. She also announced that block captains should pick up the flags to be displayed for Memorial Day and the July 4th holiday.
- f. **City Liaison/Legal-No report.**
- g. **Lake Quality, City Water, Pumps & Dredging-Bob Buck** reported that water testing was being done consistently with positive results and that the lake was going to be dyed for the July 4th holiday boat parade.
- h. **Treasurer's Report (Cash Balances as of March 31, 2025):**

Frost Bank Checking 3238	\$ 9,815
New First Bank Checking 7009	\$ 29,820
New First Bank Money Market 8953	\$ 200,850
New First Bank ICS 7009	\$ 125,209

Brazos CCU CD acct 041	\$ 121,128
Brazos CCU CD acct 045	\$ 225,542
Brazos CCU CD acct 046	\$ 1
Brazos CCU CD acct 042	\$ 35,828
Total	<u>\$ 748,193</u>

- a. **Review Financial Reports:** Anum Siddiqui provided Financial Statements to the Board and reviewed same. We currently have 3 residents that are delinquent in payment of 2024 dues and our problem accounts for two residents continuing as in prior months. We are currently ahead of the budget, primarily due to not having to spend the budgeted amounts on water.

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 the date and time for the next meeting.

The meeting was adjourned at 7:40 pm on a motion by Jim Vonderhaar and a second by Ruth Jung.

The next regular monthly meeting will be held on June 3, 2025, at Sugar Land Methodist Church at 6:30 P.M.

Date: _____

_____, President

_____, Secretary

_____, Management