

**VICTORIA LAKES HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting**

Date: Thursday, October 29, 2015  
Time: 7:00 PM  
Location: Tina Kutach Residence , Katy, TX 77493

Board Member Attendees: Karen Smith  
David Risch  
Tina Kutach  
Helene Parnell  
John Monnig

Board Members Absent: None

Other attendees: Rosie from Clarity Management

**I. Call to Order:**

With a quorum duly established, President John Monnig called meeting to order at 7:12 p.m.

First order of business was a Q&A around the contract with Clarity around the extra fees included. Rosie clarified that the quote that was provided had no hidden extras other than postage for mailings, and we incur those charges anyway.

David made the motion to accept the contract as written, John seconded the motion, all voted yes to sign contract with Clarity Management Company. John signed the contract. Payment terms will be quarterly @ \$866.00, with a \$213.00 one-time set up charge.

Rosie explained that they will be sending a "welcome" letter to the home owners and renters. The board asked to review the letter for approval. Rosie will send out letter via email to board. Clarity purchased HOA software, TOPS, and they will use for Victoria Lakes.

Rosie stayed for remainder of meeting agenda.

**II. Financials:**

Beginning balance was \$34,438.23 with deposits totaling \$150.00 and checks totaling \$5,332.48 for an ending balance as of 09/30/2015 of \$27,224.30 with uncleared checks amounting to \$150.00.

Payments for the monthly bills included: Junction Landscape, Lake Pro, City of Katy, and Startex Power.

Treasurer's forecast, that income and expenses are on target, leaving an estimated bank balance of \$20,000.00 at year end.

Delinquent homeowners report, payment plan for largest debtor is making payments. The other home to be served on was served on renter instead of homeowner. Chip to file Monday,

November 2<sup>nd</sup> on homeowner in court. Documents to be refilled and will be served in county in which they live.

**III. New Business**

David received a letter from Rick assessment for the HOA, discussion around if this assessment was needed or not. David will look into it.

Discussion around electrical box up by front archers was the next item of business. It is not locked, no signs that say caution, need to look into locking the box. Do we have a liability for kids walking on rocks, remote control boats in lake, need a sign keep off rocks.

Home owner deed violation letter response brought up very valid points. He pointed out the homes around him that patched roof with different color shingles, up to and including that a drive around the subdivision would not show the deed restrictions inside around the lake.

Bid discussion for the fountain lights, LED lights at a cost of \$2500.00 over the others. David is waiting on update from vendor on March 12<sup>th</sup> bid.

David updated HOA computer with Windows 10.

Rosie will post agenda and minutes for the last 24 months, Tina to get to David for posting.

Annual meeting at Midway, 1<sup>st</sup> or 2<sup>nd</sup> week of December, David to book and advice.


**V. Next Meeting Date**

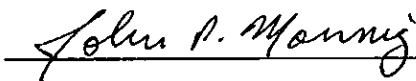
**November 19th @ 7:00** at Tina Kutach residence.

**VI. Adjournment:** With no further business to discuss, the meeting was adjourned at 9:08 PM.

Respectfully submitted:

  
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Karen Smith/Tina Kutach  
Secretary

  
\_\_\_\_\_  
Date

  
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