

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

Date: Thursday, July 25, 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

**I. Call to Order:**

With a quorum duly established, meeting was called to order at 7:03 p.m.

**II. Financials:**

Beginning balance was \$42,920.13 with deposits totaling \$150.90 and checks totaling \$1,767.61 for an ending balance as of 06/30/2015 of \$36,016.79 with uncleared checks amounting to \$1,053.99.

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 \$9,000.00 at year end.

**III. New Business**

Update from the lawyer and action happening on the judgment and foreclosure of long standing non payers. \$15K still in delinquent dues but very hopeful of the 2 largest.

Approval for the deed restrictions letter format was next on the agenda. Lengthy discussion around content set up, 1<sup>st</sup> letter to be informative and 2<sup>nd</sup> letter will be harsher. Tina to take lead to compile letters once Helene documents restrictions. Letters to be presented at next meeting.

Discussion around a website for subdivision was next new item. John looking into some sites that charge \$120 per year and will set up for next meeting. By the subdivision having a website we will be able to upload all owner documents as well as financial statements.

Star Tex Power contract expiring, David looking into renewals.

Management company quote from Clarity Community Management was presented by David. Annual bid was very reasonable for drive thru's, and letters. Discussion around after the board,

who is left in community to take over. Would Clarity support the website? David suggested that Rosie Karlberg attend next meeting to answer all our questions.

Update on lighting repairs, Dempsey Electric and the photo eye was discussed. They were not able to complete the 4 poles, at entrance of subdivision, electrician was not able to turn them off, where is breaker box for those poles, city? Subdivision?

David received copy of certification for the HOA.

**V. Next Meeting Date**

**August 27th @ 7:00** at Tina Kutach residence.

**VI. Adjournment:** With no further business to discuss, the meeting was adjourned at 8:21 PM.

Respectfully submitted:

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Karen Smith/Tina Kutach  
Secretary

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Date

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