

VICTORIA LAKES HOMEOWNERS ASSOCIATION
Board of Directors Meeting

Date: Thursday, August 27, 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 7:05 p.m.

First order of business was a Q&A session with the owners of Clarity Management. Thomas Crayton and Rosie Karlberg went over their proposal of their flat fees around taking over some HOA items from the board. Their offerings included total management of subdivision or pick and choose the items that would work for Victoria Lakes.

After a lengthy discussion they left @ 8:10.

II. Financials:

Beginning balance was \$38,838.39 with deposits totaling \$399.45 and checks totaling \$2,972.50 for an ending balance as of 07/31/2015 of \$33,326.79 with uncleared checks amounting to \$1,268.57.

Payments for the monthly bills included: Junction Landscape, Lake Pro, City of Katy, and Startex Power. David expects that September's water bill will be larger due to the leak at 1st street as well as due to extra watering during the 3 weeks of triple digit temperatures.

Treasurer's forecast, that income and expenses are on target, leaving an estimated bank balance Of \$13,000.00 at year end.

III. New Business

Update from the lawyer and action happening on the judgment and foreclosure of long standing non payers. The homeowner of the foreclosure agreed to a monthly payment plan.

Approval for the deed restrictions letter format was next on the agenda. Tina asked how to define in the letters what the homeowner/renter violation would be clearly stated before the number of article that was in violation. Tina will correct letters and deliver to David for mailing.

Discussion around the website that John had found for \$120.00 a year, or if we go with Clarity Management, it is included in their price. The board will discuss in more length at next meeting.

Star Tex Power contract was renewed by David.

The board looked into the parking section of the deed restrictions wording and talked through the definitions.

After 2 and 1/5 hours the meeting was adjourned @ 9:25.

V. Next Meeting Date

September 17th @ 7:00 at Tina Kutach residence.

VI. Adjournment: With no further business to discuss, the meeting was adjourned at 9:25 PM.

Respectfully submitted:

Karen Smith/Tina Kutach
Secretary

Date