

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

Date: Thursday, September 19, 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 7:12 p.m.

**II. Financials:**

Beginning balance was \$36,265.34 with deposits totaling \$00.00 and checks totaling \$1,827.11 for an ending balance as of 08/31/2015 of \$29,148.24 with uncleared checks amounting to \$1,111.44.

Payments for the monthly bills included: Junction Landscape, Lake Pro, City of Katy, and Startex Power. David expectation of a larger water bill was right on target with it amounting to almost \$1,500.00.

Treasurer's forecast, that income and expenses are on target, leaving an estimated bank balance of \$10,000.00 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. Documents to be refilled and will be served in county in which they live. Notification on bankruptcy house was out of bankruptcy, we will request our lawyer to it was truly filed in the first place.

**III. New Business**

Address #949 requesting approval to repaint exterior of home. The board agreed that the color requested was too dark on sample and needed to be one shade lighter than proposed. John to take decision back to homeowner.

John brought some documents from other subdivision around the detail in restrictions for basketball goals and parking in streets. Board discussed getting with lawyer to tweak, update and clarify deed restrictions.

Lengthily discussion around the use of Clarity management and what services we would use or not was the next order of business.

1. Drive by's
2. Picture taking
3. Violations letters
4. Financials
5. Invoicing violations
6. Annual assessment
7. Use of their website for all HOA documents

Board will still sign checks for invoicing and filing. Paperwork remains with HOA. Karen Smith made motion to the items above this was 2<sup>nd</sup> by Helene Parnell to hire Clarity. All voted yes. David to notify Clarity and they will notify homeowners and renters.

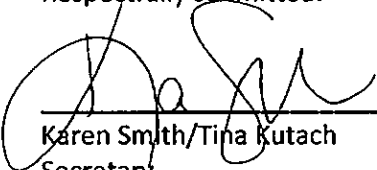
David brought drawing of his patio add on for approval. Board voted all yes.

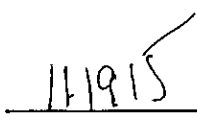
**V. Next Meeting Date**

**October 29th @ 7:00 at Tina Kutach residence.**

**VI. Adjournment:** With no further business to discuss, the meeting was adjourned at 8:12 PM.

Respectfully submitted:

  
\_\_\_\_\_  
Karen Smith/Tina Kutach  
Secretary

  
\_\_\_\_\_  
Date

  
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