

**Sky Lakes Section II**  
**Successor Building Committee**  
P.O. Box 2018  
Waller, TX 77484-2018  
[www.skylakes.com](http://www.skylakes.com)

**Board of Directors**  
Bob Branyan – President  
Shane Crawford – Vice President  
Kyle Stone – Vice President  
Kim Jones - Secretary  
Natalie McKnight - Treasurer

**BUILDING COMMITTEE MONTHLY MEETING MINUTES**

February 18, 2021

Meeting called to order at 4:06pm at Bob Branyan's home.

**Present:**

Bob Branyan  
Shane Crawford  
Kyle Stone  
Kim Jones  
Natalie McKnight

**Officers Elected:**

Bob Branyan – President  
Shane Crawford & Kyle Stone – Vice Presidents  
Kim Jones – Secretary  
Natalie McKnight – Treasurer

**Annual Meeting Minutes:** The building committee briefly reviewed minutes from the annual meeting composed by Shane Crawford and Natalie McKnight. Notes taken and necessary revisions will be made.

**January 2021 Treasurer's Report:** Natalie McKnight provided the January 2021 treasurer's report; it was approved by all present. An update was provided on past due maintenance fees, a returned check, and an overpayment of maintenance fees. Natalie McKnight reached out to Langford Accounting (CPA) for a quote to file SLII annual taxes. This would provide separation of duties for bookkeeping and tax filing.

**Review of Submitted Plans/Modifications:** Reviewed plans for Rhodes pool. Will need to request layout dimensions on plot be submitted to verify that it is within the property lines and that any structure to be built associated with pool be submitted. Action Item: Kim Jones to send email to the Rhodes' requesting additional information. Email sent to Jerry Rhodes on 2-21-2021; response pending.

Reviewed invoice submitted by Carla Kopech: \$81.81 for website hosting and email maintenance fees for Sky Lakes Section II. This will be the last invoice rendered by Carla for this service as it has been moved to bill using the Prosperity Bank debit card tied to the SLII checking account. Invoice was approved. **Paid 2-19-21 with check #5174**

Reviewed invoice submitted by Carla Kopech: \$274.70 is for bookkeeping services associated with rendering the 2021 maintenance fee invoices to property owners. Invoice was approved. **Paid 2-19-21 with check #5173**

**Sky Lakes Section II**  
**Successor Building Committee**

P.O. Box 2018  
Waller, TX 77484-2018  
[www.skylakes.com](http://www.skylakes.com)

**Other Business:** Provided an update with responses from property owners opting in to use electronic communication: 20-yes, 8-no.

All email correspondence between property owners and the building committee will be done using the [contact@skylakes.com](mailto:contact@skylakes.com) address versus using directors personal email addresses. **Action Item:** Natalie McKnight and Kim Jones to research and pursue changing the password so that only current BC members can access the email inbox.

Discussed enforcement of deed restrictions and seeking legal counsel to assist with this as needed. Natalie McKnight mentioned Debra Mergel as potential attorney to retain (used by Pine Grove). **Action Item:** Natalie McKnight to reach out to Debra for costs.

Debra Mergel  
(713) 819-0894  
[Mergel.law@gmail.com](mailto:Mergel.law@gmail.com)

Discussed clean-up of ditches and process to petition SLII lot/homeowners for signatures to submit to Waller County as a unified request to dig out/clean all front property ditches. We also discussed researching steps to request re-paving all roads in SLII. **Action Item:** Directors will obtain the necessary forms from the county for ditches/culverts. Bob Branyan, Shane Crawford, and Kyle Stone will canvass the subdivision with forms and work with the county on this effort.

Discussed and briefly reviewed deed restrictions pertaining to RVs with either expired tags or covered with tarps for potential action. Also reviewing homes in disrepair and potential actions. **Action Item:** Directors will research further in detail.

Motioned to adjourn meeting at 5:49pm, motion was seconded. Next meeting scheduled for 3/22/21. Meeting minutes submitted by Natalie McKnight, Shane Crawford, Kim Jones  
Approved by: Bob Branyan, Shane Crawford, Kim Jones, Natalie McKnight, Kyle Stone