

Sky Lakes Section II
Successor Building Committee
P.O. Box 2018
Waller, TX 77484-2018
www.skylakes.com

BUILDING COMMITTEE MONTHLY MEETING MINUTES

Meeting Minutes: July 19, 2021

1. **CALL TO ORDER:** The meeting was called to order at 6:06 p.m. at the Branyan residence.
 - **ROLL CALL: Present -**
 - Bob Branyan – President
 - Kyle Stone – Vice-President
 - Natalie McKnight – Treasurer
 - Carole Nemec - Resident
2. **QUORUM ESTABLISHED:** The Sky Lakes Section II Building Committee established quorum at 6:07 p.m.
3. **APPROVAL OF PRIOR MEETING MINUTES:** The meeting minutes from July 19, 2021, were approved. Natalie McKnight motioned to approve; Bob Branyan seconded the motion. June meeting minutes were provided to all building committee members via email prior to the meeting for review and will be posted to the Sky Lakes Section II FB page and www.skylakes.com.
4. **REVIEW JUNE 2021 TREASURER’S REPORT:**
 - a. Beginning balance as of January 1, 2021: \$4,855.63
 - b. Credits – 2021 maintenance fees: \$7,168.97
 - c. Expenses YTD: \$5,556.75
 - d. Ending balance/checking: \$6,467.85
 - e. Reserves/savings: \$25,537.25 (as of June 30, 2021)
 - f. Delinquencies/past due invoices (7): \$1,335.75

Natalie McKnight motioned to approve the Treasurer’s Report, Kyle Stone seconded the motion.
5. **PROVIDE UPDATE ON MAINTENANCE FEE COLLECTION AND ARREARS:** Letters to residents in arrears were sent out on June 15, 2021. Collection of one past-due account made will be reflected in the July 2021 Treasurer’s Report.
6. **REVIEW/DISCUSS CONSTRUCTION PROPOSALS:** A request for new construction was presented for a home’s exterior to be of hardy-plank construction. The deed restrictions clearly state the requirement that the exterior facing of all homes is 75% brick. The property owner will be required to comply with deed restrictions; there will be no exceptions.
7. **PROVIDE UPDATE ON DEED RESTRICTION VIOLATIONS/ACTIONS & LETTERS:** An ongoing deed restriction violation was discussed; the building committee will verbally address concerns with the property owner as the first course of action. Written follow-up will be made as necessary.
8. **DISCUSS EMAILS AND/OR COMPLAINTS:** Concerns were raised over trespassing and other activities taking place on the private property adjoining many lots (former golf course). It was noted that weeds are high, and mowing is overdue. The building committee will reach out to the owner to raise the trespassing concern and inquire about mowing plans. An update will be provided on or before the August 2021 building committee meeting.
9. **ATTORNEY UPDATES:** It was noted that the Sky Lakes Section II deed restrictions document needs significant updates. The attorney fees associated with rewriting the deed restrictions are not

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in the current budget. A motion to increase the budget to allow for the document to be updated will be raised during the annual meeting in early 2022.

10. **REPORT PROGRESS ON CULVERT-TO-CULVERT DRAINAGE PROJECT:** The Waller County Roads and Bridges department provided an update to the building committee on July 19, 2021. Our drainage project is still on their board of projects in process. However, there are significant delays associated with rain, moving trees crossing the right of way, as well as summer road construction. Waller County cannot project an end date for our project but will continue to provide updates on progress.
11. **NEW BUSINESS:** Natalie McKnight shared updates on new state property code that will impact Sky Lakes Section II.
 - a. Effective September 1, 2021, all state homeowner associations are required to provide 144 hours notice of any HOA or building committee meeting. Sky Lakes Section II will immediately comply with this new requirement.
 - b. Also, effective September 1, 2021, there are no longer state restrictions on religious sign placement on private property and lots.
12. **NEXT MEETING DATE:** The next Sky Lakes Section II Monthly Building Committee meeting will be held on Monday, August 30, 2021, at 6:00 p.m., Branyan residence.

The board meeting adjourned at 8:30 p.m. Natalie McKnight motioned to adjourn; the motion was seconded by Bob Branyan.