

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: June 21, 2021

1. **CALL TO ORDER:** The meeting was called to order at 6:09 p.m. at the Branyan residence.
 - **ROLL CALL: Present -**
 - Bob Branyan - President
 - Shane Crawford – Vice President
 - Kim Jones - Secretary
 - Natalie McKnight – Treasurer
 - Brad & Tracee Leach – Residents
 - Carole Nemec - Resident
 - Kendric Jones – Commissioner, Pct. 3

2. **QUORUM ESTABLISHED:** The Sky Lakes Section II Building Committee established quorum at 6:10 p.m.
3. **APPROVAL OF PRIOR MEETING MINUTES:** The meeting minutes from May 2021 were approved. Bob Branyan motioned to approve; Shane Crawford seconded the motion. May 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. **REPORT PROGRESS ON CULVERT-TO-CULVERT DRAINAGE PROJECT:** The drainage project has begun, in terms of prioritizing ditch clean-out. Next steps will include surveying the land to determine how deep the ditches will need to be. After marking the roads appropriately, work can begin. As summer is the busiest construction season for the Roads and Bridges department, our project will be worked in as crews are available.
5. **DISCUSS OPTIONS TO ADDRESS DRAINAGE ON FORMER GOLF COURSE:** Plat drawings were reviewed, and issues noted specifically on the former course area from the west side of Sandtrap and east side of Kitty Hawk. Next steps include engaging property owner to discuss logistics/approvals toward contacting the county regarding work needed.
 - a. **Trespassing:** Several residents have contacted the building committee regarding trespassing on the former golf course/green space. No trespassing signs are posted; the building committee will contact the owner for input on trespassing concerns.
6. **TREASURER’S REPORT (as of May 31, 2021):**
 - a. Beginning balance as of January 1, 2021: \$4855.63
 - b. Credits – 2021 maintenance fees: \$7168.97
 - c. Expenses YTD: \$1969.17
 - d. Ending balance/checking: \$10,055.43
 - e. Reserves/savings: \$25,530.88 (as of March 31, 2021)
 - f. Delinquencies/past due invoices (7): \$1335.75

Natalie McKnight motioned to approve the Treasurer’s Report, Bob Branyan seconded the motion.
7. **REVIEW/DISCUSS CONSTRUCTION PROPOSALS:** No requests received during the period from May 17 to June 21, 2021.

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8. **DEED RESTRICTIONS AND BY-LAWS:** An ongoing issue/violation was resolved after the building committee spoke with the property owner. A second violation was raised; Bob Branyan will speak to the property owner to discuss violations and seek resolution.
9. **ATTORNEY UPDATES:** The Sky Lakes Section II attorney provided input on sharing property owner information (addresses, email, etc.). Information gathered specifically for building committee business cannot be shared with other groups or be posted to the www.skylakes.com website. It is a violation of law.
10. **HOMEOWNER EMAILS RECEIVED:** Homeowner emails received during the period have been addressed as requested. All members of the building committee are in receipt of information shared and responded to.
11. **UPDATE ON MAINTENANCE FEE COLLECTION AND ARREARS:** Thirty-day letters continue to be sent on the first of each month to all lot owners in arrears. As of May 31, 2021, there are 7 past due invoices totaling \$1,335.75.
12. **NEW BUSINESS:**
 - a. **Zochnet Internet Inquiry:** Independent Internet firm contacted Sky Lakes Section II to construct a tower on subdivision property to potentially provide Internet service to the community. No sizable “common” property is owned by Sky Lakes Section II to accommodate a tower and service was deemed unviable. Zochnet has been referred to the former golf course property owner for consideration.
 - b. **Other:** Current insurance policy was presented for renewal. To retain same coverage, an updated address will need to be provided. Bob Branyan motioned to approve new policy and Shane Crawford seconded the motion.
 - c. **Kendric Jones,** Waller County Commissioner, Precinct 3 attended the meeting to introduce himself. He shared his vision for the county and expressed a need for a drainage district. Currently, the Roads & Bridges department deals with drainage issues. Mr. Jones recently toured the neighborhood to view drainage problems with a building committee member. Due to needs for drainage district, road improvements and infrastructure, a bond may be required in the future.
13. **NEXT MEETING DATE:** The next Sky Lakes Section II Monthly Building Committee meeting will be held on Monday July 19, 2021, at 6:00 p.m., Branyan residence.

The board meeting adjourned at 8:12 p.m. Bob Branyan motioned to adjourn; the motion was seconded by Natalie McKnight.