

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

BUILDING COMMITTEE MONTHLY MEETING MINUTES

May 17, 2021

1. **CALL TO ORDER:** The meeting was called to order at 6:04 p.m. at the Branyan residence.
- **ROLL CALL: Present -**
 - Bob Branyan - President
 - Shane Crawford – Vice President
 - Kyle Stone – Vice President
 - Kim Jones - Secretary
 - Natalie McKnight - Treasurer
2. **QUORUM ESTABLISHED:** The Sky Lakes Section II Building Committee established quorum at 6:05 p.m.
3. **APPROVAL OF PRIOR MEETING MINUTES:** The meeting minutes from April 2021 were approved. Natalie McKnight motioned to approve minutes; Bob Branyan seconded the motion. Meeting minutes were provided to all building committee members via email prior to the meeting for review and will be posted to Sky Lakes Section II FB and www.skylakes.com.
4. **TREASURER’S REPORT (as of April 30, 2021):**
 - a. Beginning balance as of January 1, 2021: \$4,855.63
 - b. Credits – 2021 maintenance fees: \$7,168.97
 - c. Expenses YTD: 1,780.25
 - d. Ending balance/checking: \$10,244.35
 - e. Reserves/savings: \$25,530.88
 - f. Delinquencies/past due invoices (7): \$1,335.75

Natalie McKnight motioned to approve the Treasurer’s Report, Bob Branyan seconded the motion.
5. **REVIEW/DISCUSS CONSTRUCTION PROPOSALS:** One construction proposal with drawings was received and approved.
6. **DEED RESTRICTIONS AND BY-LAWS:** All building committee members have
7. **ATTORNEY UPDATES:** The signed engagement letter and documents were acknowledged received by the attorney’s office representing SL Section II BC on 4/20/2021. After setting up the association internally, the firm will provide an update on the issues raised regarding deed restriction enforcement and collection of past due maintenance fees. The law firm engaged confirmed on 4/22/2021 that no conflict of interest exists within the firm of RMWBH representing Sky Lakes Section II’s building committee. The attorney engaged is assigned as general counsel. The other attorney in the firm is representing SL Section II in litigation and information sharing will not take place.
8. **HOMEOWNER EMAILS RECEIVED:** Homeowner emails received during the period have been responded to and addressed as requested. All members of the building committee are in receipt of information shared and responded to.
9. **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 April 30, 2021, there are 7 past due invoices totaling \$1,335.75.

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

10. **DEED RESTRICTIONS ENFORCED SIGNS & POSTING:** Deed restrictions strictly enforced signs will be posted at key locations throughout Section II before the end of May 2021.
11. **DRIVEWAY, DITCH, AND CULVERT PROJECT:** Members of the building committee met and walked problem areas of the neighborhood and met with owners who reached out with specific issues. Regarding back ditches on rear lot lines, the BC is working to engage the former course owner to facilitate work to address drainage on the rear lot lines backing into the former golf course. The county engineer confirmed that no signatures will be required to work on county property (front ditches). The Road superintendent has been assigned and will be in contact regarding timing.
12. **NEW BUSINESS:** A second neighborhood food truck (Iced Cupcakery) will be providing cupcakes and desserts to residents on Sunday, May 30, 2021. A BBQ cookoff was suggested as a potential community event for fall 2021. Will propose in Q2 newsletter.
13. **NEXT MEETING DATE:** The next Sky Lakes Section II Monthly Building Committee meeting will be held on Monday, June 21st at 6:00 p.m., Branyan residence.

The board meeting adjourned at 7:47 p.m. Bob Branyan motioned to adjourn; the motion was seconded by Natalie McKnight.