

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 22, 2024

1. **CALL TO ORDER:** The meeting was called to order at 6:10 p.m. at the Branyan residence.
 - **ROLL CALL: Present –**
 - Bob Branyan – President
 - Shane Crawford – Vice President
 - Cindy Kosik – Vice President
 - Kim Jones - Secretary
 - Natalie McKnight – Treasurer
2. **QUORUM ESTABLISHED:** The Sky Lakes Section II Building Committee reached quorum at 6:10 p.m.
3. **APPROVE PRIOR MEETING MINUTES:** The meeting minutes from the June 2024 meeting were approved. Shane Crawford motioned to approve the minutes; Cindy Kosik seconded the motion.
4. **REVIEW/APPROVE JUNE 2024 TREASURER’S REPORT:**
 - a. Credits (Maintenance fees collected): \$9,240.48.
 - b. Expenses YTD: \$5,823.30
 - c. Ending balance/checking: \$10,559.73
 - d. Reserves/savings (as of June 30, 2024) \$28,401.82

Kim Jones motioned to approve the treasurer’s report; Natalie McKnight seconded the motion.

5. **DISCUSS NEW CONSTRUCTION PROPOSALS:** No new construction proposals were submitted over the past month.
6. **REVIEW DEED RESTRICTIONS VIOLATIONS** (ongoing and new): An ongoing restrictions issue was reviewed and follow-up information will be provided to the attorney. Regarding recent tornado/storm/hurricane damage, all property owners will be asked to assess and remedy damage to their properties by September 30, 2024. This includes structural repairs to siding, shingles, roofs, sheds, metal buildings, etc. In addition, downed trees, limbs, and general debris should be removed. This request will be sent via email and Facebook with a required completion date of September 30, 2024. After that time, individual property owners will be contacted formally.
7. **NEW EMAIL COMMUNICATIONS & ACTIONS:** The Board received two requests to address mowing and storm debris on specific properties. One matter has been resolved, the second is in process and should be completed in the next two weeks.
8. **ATTORNEY UPDATES:** As noted in #6 above, the Board will provide next steps to the attorney for an ongoing matter.
9. **MAINTENANCE FEES COLLECTED 2023 & 2024:** One account totaling \$48 remains in arrears for 2023, with continuing efforts to collect this balance. Seven accounts totaling \$813.97 were in arrears as of June 30 for 2024 fees. Past due notices are sent monthly to property owners.
10. **UPDATES ON REAR DRAINAGE/SPEEDING DETERRENTS:** Rear drainage work has begun on Divot Dr., while signatures are being secured to address the Club Dr. area between Kitty Hawk and Sandtrap. Status information has been requested of the County for progress to address speeding on Section II streets. Updates will be provided as available. A new request was made of Waller County to assess the dead-end street at Sandtrap at Bunker for installation of appropriate warning signs. We believe this will help address safety and other concerns at this location.

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- 11. 2024 PROJECTS** – The Board will research alternative providers to secure more favorable pricing on electricity for streetlights located throughout Section II.
- 12. NEW BUSINESS:** Construction materials have been seen on vacant lots in which the Board has yet to receive building, septic/other plans for approval. Property owners will be contacted to request formal submission of all plans for approval prior to any construction efforts. The green space property was assessed for storm debris, trees and other hazards and a written request will be made for the owners to resolve all documented issues. This request will be sent via email and USPS. Areas of concern have been identified on a map that will accompany the requested action. Property owner names will not be disclosed in this request. The Board discussed and will purchase/install “No Soliciting” signs throughout the neighborhood.

The meeting adjourned at 7:46 p.m. Natalie McKnight motioned to adjourn; Cindy Kosik seconded the motion. The next Building Committee meeting will be held on Monday, September 16, 2024.