

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: September 23, 2024

1. **CALL TO ORDER:** The meeting was called to order at 6:03 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 6:03 p.m.
3. **APPROVE PRIOR MEETING MINUTES:** The meeting minutes from the July 2024 meeting were approved. Shane Crawford motioned to approve the minutes; Natalie McKnight seconded the motion.
4. **REVIEW/APPROVE JULY & AUGUST 2024 TREASURER’S REPORTS:**
 - JULY 2024:**
 - a. Credits (Maintenance fees collected): \$9,899.15
 - b. Expenses YTD: \$6,276.43
 - c. Ending balance/checking: \$10,765.27
 - d. Reserves/savings (as of June 30, 2024): \$28,401.82
 - AUGUST 2024:**
 - a. Credits (Maintenance fees collected): \$9,899.15
 - b. Expenses YTD: \$6,923.93
 - c. Ending balance/checking: \$10,117.77
 - d. Reserves/savings (as of June 30, 2024) \$28,401.82

Shane Crawford motioned to approve the treasurer’s report; Bob Branyan seconded the motion.
5. **DISCUSS NEW CONSTRUCTION PROPOSALS:** Two new construction proposals or modifications were submitted, reviewed, and approved in the September meeting. Formal approval information will be sent to those property owners.
6. **REVIEW DEED RESTRICTIONS VIOLATIONS** (ongoing and new): All property owners were asked to assess and complete tornado/storm/hurricane damage repairs from the spring by September 30, 2024. After that date, a review of outstanding repairs and debris remaining will be reviewed and affected property owners will be contacted.
7. **NEW EMAIL COMMUNICATIONS & ACTIONS:** The Board received many inquiries regarding the recent external maintenance fees billed, as well as other storm cleanup and construction-related emails.
8. **ATTORNEY UPDATES:** The attorney representing Sky Lakes Section II is reviewing the maintenance fee matter mentioned in #7 above with preliminary findings expected in October 2024. Updates will be provided to property owners as legal input is received.
9. **MAINTENANCE FEES COLLECTED 2023 & 2024:** One account is in arrears for 2023, with three accounts in arrears for 2024 as of August 31, 2024.

10. UPDATES ON REAR DRAINAGE/SPEEDING DETERRENTS: Rear drainage was completed on Divot Dr., and the County installed two signs at the dead end of Sandtrap Dr. and Bunker Dr. Commissioner Jones has asked the County Engineer to research potential options to reduce speeding on our streets (ongoing). Follow-up information as available.

11. 2024 PROJECTS – The Board is in the process of searching for a lower cost electric provider for streetlights to reduce ongoing expenses.

12. NEW BUSINESS: Lot owners who may have begun construction without formal approvals will be contacted to submit all plans and permits for Board approval. Two other potential construction matters will also be researched and addressed.

The meeting adjourned at 8:00 p.m. Natalie McKnight motioned to adjourn; Shane Crawford seconded the motion. The next Building Committee meeting will be held on Monday, October 21, 2024.