



SKY LAKES SECTION II

ANNUAL HOME OWNER'S MEETING 2019

Date: January 28, 2019
Time: 7:00 p.m.
Where: Hockley Community Center



Please
silence your
cell phone.

Thanks

INTRODUCTION OF BOARD MEMBERS

Name	Elected Positions	Time Served
Carla Kopech	President January 2015	September 2014 – present
Markus Benoit	Vice President January 2017	January 2017-January 2019
Wendi Sitton	Secretary/Treasurer/Webmaster January 2017	January 2017-January 2019
Open	Bookkeeper	

Volunteers needed

- ▶ Building Committee
- ▶ Social Committee

Please consider offering some of your time to our community through one of these committees.



Roles and Responsibilities of the Building Committee

- ▶ Enforce written deed restrictions
- ▶ Invoice and collect annual maintenance fees
- ▶ Report financial status using standard Accounting practices
- ▶ Accept, review and vote on any building improvement on lots - this includes new structures, additions, fences and pools
- ▶ Receive comments or questions and handle any action items found - includes title company fee status, Waller County maintenance requests, Invoice reprints, property owner inquiries, and mowing notices
- ▶ Report to the property owners any items of concern or interest through email, website, newsletter or meetings
- ▶ Hold annual meeting

Nominees for Building Committee

- ▶ Nominees taken from the floor
- ▶ Introduction of candidates
- ▶ Election



SKYLAKES SECTION II SUCCESSOR BUILDING COMMITTEE MEETINGS

A meeting is held the **third Monday** of every month and everyone is welcome to attend. We simply ask that you call and/or email one of the Board Members prior to the meeting, in the event of a location change. The committee may handle business electronically in lieu of formal meetings.

You may contact us at contact@skylakes.com if you would prefer.

Building Committee Activities 2018

- ▶ Correspondence: Emails and letters to property owners for inquiry responses, deed restriction violations or past due maintenance fee notices. Emails and letters to title companies for closings.
- ▶ Approved proposals submitted.
- ▶ Contacted Waller County Road & Bridge to fix pot holes in the neighborhood.
- ▶ Contacted owner of green space to clear drainage areas to prevent flooding and mow specific areas.
- ▶ Renewed General Liability Insurance Policy for Board Members.
- ▶ Mailed letters for 2019 meeting.
- ▶ Billed 2019 Maintenance Fees.

Treasurer's Report 2018

CHECKING Beginning Balance - January 1, 2018	\$8,028.81
Credits: (Maintenance Fees Collected):	\$10,225.79
Debits:	
Mowing	\$0.00
P.O. Box Rental Fee & Postage	\$92.00
Bookkeeping Fees (includes Tax Preparation Fees)	\$837.10
Web Hosting Fees	\$361.60
Insurance	\$3,796.51
Office Supplies	\$38.54
Legal Fees	\$50.00
Utilities	\$2,593.06
Miscellaneous (Community Center Rental)	\$100.00
TOTAL DEBITS:	\$7,868.81
CHECKING Ending Balance - December 31, 2018	\$13,070.93
SAVINGS Account Balance - December 31, 2018	\$10,165.35

Budget 2019

INCOME	
Maintenance Fees:	\$10,219.87
Interest:	\$36.80
TOTAL PROJECTED INCOME:	\$10,230.11
DEBITS	
Mowing	\$0.00
P.O. Box Rental Fee & Postage	\$145.00
Bookkeeping Fees (Including Tax Preparation)	\$500.00
Web Hosting Fees	\$135.00
Insurance	\$3,800.00
Office Supplies	\$200.00
Legal Fees	\$0.00
Utilities	\$2,600.00
Miscellaneous	\$100.00
TOTAL:	\$7,480.00

Property owners can help reduce costs

- ▶ Adhere to written deed restrictions
- ▶ Maintain your property by mowing, removing unnecessary trash or debris
- ▶ Pay your annual maintenance fees
- ▶ Being a great neighbor who is willing to help others in a time of need
- ▶ Lawyers are expensive and if our property owners work together we will not have legal expenses.

SKYLAKES.COM

- ▶ Minutes of the monthly and annual meetings
- ▶ Building committee members
- ▶ Utility providers and street light map
- ▶ Newsletters
- ▶ Blog
- ▶ Deed restrictions
- ▶ Water quality reports
- ▶ And more

FACEBOOK

- ▶ Please like our page
- ▶ Access through link on skylakes.com
- ▶ Post
 - ▶ Social activities (LNO)
 - ▶ Community events
 - ▶ Words of encouragement
- ▶ Connect with your neighbors

Sky Lakes II Acreage Property (formerly known as Golf Course)

- ▶ Private property. For your protection and safety please do not access lakes or bridges. Unauthorized access to the property could be subject to trespassing laws.
- ▶ Owner has promised to maintain the property. If you have any specific areas that are not maintained or are in need of some “cleaning up” please notify the Building Committee so we can contact the owner.
- ▶ Owner is unsure of future usage of the property
- ▶ The property has always been listed as “unrestricted property” according to the filing with the county and therefore is not limited to use as a golf course.

Airport Lawsuit Update

Cause No. 09-08-19919 in the 506th Judicial District Court, Waller County, TX
Statement from Mark Rabe at Roberts Markel Weinberg Butler Halley:

- ▶ The airport lawsuit is still an open case and our Legal representatives are working to resolve this matter through settlement discussions with opposing counsel.

New Business

- ▶ Present New officers



