

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

SKY LAKES SECTION II SUCCESSOR BUILDING COMMITTEE INC.
ANNUAL MEETING MINUTES

January 23, 2023

1. **CALL TO ORDER:** Meeting was called to order at 6:31 p.m. at the Hockley Community Center.
2. **MOMENT OF SILENCE:** Held for those lost in our community over the past year.
3. **INTRODUCTION OF CURRENT BOARD MEMBERS:** Bob Branyan introduced all current board members: Bob Branyan, Kyle Stone, Shane Crawford, Natalie McKnight, and Kim Jones.
4. **2022 PROFIT AND LOSS STATEMENT:**
 - a. Beginning balance as of January 1, 2022: \$3,963.42
 - b. Credits – Maintenance fees collected & refunded CC deposit: \$14,087.89
 - c. Total Debits: \$7,253.69
 - d. Ending balance/checking as of December 31, 2022: \$10,797.62
 - e. Savings balance as of December 31, 2021: \$25,610.54

NOTE: *For the first time in many years, all current and past due property maintenance fees were collected in 2022.* Natalie McKnight motioned to approve the 2022 P&L statement; Bob Branyan seconded the motion.

5. **PROPOSE & VOTE ON 2023 BUDGET:** The proposed budget for 2023 was presented and reviewed by those in attendance. Natalie McKnight motioned to approve the 2023 budget. Bob Branyan seconded the motion. The motion carried.
6. **REVIEW ACCOUNT BALANCES:** Natalie McKnight reviewed all 2022 expenses to include year-end checking and savings account balances.
7. **SHARE 2022 COMMITTEE ACTIVITIES:** Bob Branyan reviewed all 2022 board activities (please refer to Annual Meeting presentation for details).
8. **PROPOSE AND DISCUSS 2023 INITIATIVES:** Kyle Stone presented committee initiatives for 2023.
9. **Q&A:** Questions and discussions on the following topics:
 - a. **Develop online payment program for annual maintenance fees:** Feasibility discussion took place to establish an online payment system for annual maintenance fees. It was determined that a project of this size and scope would be deferred due to security, web interface and banking concerns. The question to also provide online payment options for water bills will be forwarded to the Sky Lakes Water Supply Corporation.
 - b. **Airport Lawsuit Status:** All property owners received a letter from our attorney in December 2022 announcing the settlement of the almost 13-year old lawsuit involving Sky Lakes Section II. The settlement damages were funded by the Board's insurance policy; the savings account was not impacted.
 - c. **Security concerns regarding sharing of banking and savings information on Facebook:** This matter was discussed and will be reviewed with the Sky Lakes Section II attorney to address concerns. Update to be provided in future meeting minutes.
 - d. **Deed Restrictions Revision:** Interest expressed in revising deed restrictions. The process by which restrictions could be revised would take several months and involve a series of town hall meetings. Any decision to update restrictions would require a formal property owner vote and potential maintenance fee increase. A subcommittee would need to be

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- formed and participation from many property owners would be required. Further research will be required to estimate costs and next steps.
- e. **Rear Drainage & Repaving Roads:** Building Committee has agreement from Waller County Roads and Bridges to address drainage issues on the former golf course property/green space and areas that feed into Cypress Creek. We are in the process of securing signatures from the green space owner, after which the work will require approval in Commissioners Court. Regarding repaving roads in Sky Lakes Section II, the building committee will contact Roads and Bridges to request repaving, rather than pothole filling. Update to be provided in monthly meeting minutes.
 - f. **Negotiating a Subdivision-Wide Waste Disposal/Trash Contract:** It has been requested that the committee research waste disposal rates for the subdivision that owners can opt into if desired. This will be researched by the committee with a report back to owners.
 - g. **Former Golf Course/Green Space & Status of Sale:** There are no updates or information on potential sale of the green space property. It is unrestricted and remains private. We remind all property owners that no trespassing signs are posted. Please refrain from any use of the property. Four-wheelers, toys or vehicles of any kind are prohibited on the property at the request of the property owners.
 - h. **Streetlights:** Request was made to research conversion of lights to halogen or LED. The committee will be in contact with CenterPoint to determine whether lights can be upgraded or modernized. Update to be provided in future meeting minutes.
10. **Meeting Close:** Bob Branyan motioned to adjourn; Shane Crawford seconded the motion. To secure a copy of the Annual Meeting presentation, please email contact@skylakes.com.