

Sky Lakes Section II Successor Building Committee

Meeting Minutes
January 25, 2021

Opening:

The annual meeting of the Sky Lakes Section II Successor Building Committee was called to order at **7:03pm on Monday, January 25, 2021 at 21274 FM-1098 Prairie View, TX 77445** (Waller County Community Center) by President, Bob Branyan.

Present:

Bob Branyan
Shane Crawford
Sara Noll

Absent:

Daniel Peterman

Seventeen property owners physically attended this meeting while many others attended via a live stream posted in the Sky Lakes II Neighbors Facebook page. A PowerPoint presentation was displayed during the meeting.

Bob Branyan introduced the current board members:

Bob Branyan – President and acting Treasurer
Daniel Peterman – Vice President
Shane Crawford – Secretary
Sara Noll – Webmaster

Bob Branyan indicated that an election will be held tonight to fill (2) vacancies on the board. It was later determined that (3) vacant positions needed to be filled. The votes will be counted at the conclusion of the meeting. Those attending virtually were told they can retrieve a ballot by visiting the website and emailing their response to contact@skylakes.com. Sara Noll has resigned from the committee but is willing to stay as webmaster only.

Bob Branyan stated volunteers are needed for the building committee and subcommittee(s).

The roles and responsibilities of the building committee were presented and reviewed.

Nominees were taken to fill (3) vacancies on the building committee.

Natalie McKnight
Kim Jones
Kyle Stone

Bob Branyan stated a building committee meeting is held the third Monday of every month. Property owners are asked to contact building committee members prior to meeting in the event there is a location change or cancellation. Effective February 2021, a 72-hour notice, prior to the meeting, will be given to property owners using signs, email,

mailing letters to those who do not reside inside the community, and Facebook posting. Questions or concerns can be directed to contact@skylakes.com.

Bob Branyan reviewed the 2020 activities of the building committee.

- First Building Committee Meeting, for the year 2020, was held February 18, 2020.
- Officers were elected.
 - Bob Branyan, President
 - Daniel Peterman, Vice President
 - Carla Kopech, Treasurer
 - Shane Crawford, Secretary
 - Sara Noll, Webmaster
- Five meetings were held during 2020 (this is less than normal due to COVID-19 concerns).
- Construction of 2 sheds, 1 house, and a fence were approved.
- Committee members contacted Waller County regarding assistance with cleaning up ditches due to drainage issues; no response was received from the county. **Follow up is needed.**
- Committee members discussed establishment of a Neighborhood Watch program.
- General Liability Insurance policy was renewed.
- Franchised taxes were filed.
- 2021 Maintenance fees were billed.
- Property owners were notified of the annual meeting scheduled for January 25, 2021 via email and mail.
- The board accepted resignations from Carla Kopech, Daniel Peterman, and Sara Noll.

Bob Branyan presented the Treasurer's Report. Two property owners expressed concerns/frustration and sought clarification on the mowing fees. Shane Crawford explained that he has been mowing lots that he has not been paid on until, the property was sold, and fees were collected during closing. **Shane Crawford indicated that he would get this resolved. Follow up will be needed.**

A property owner inquired about bookkeeping fees. Natalie McKnight answered that Carla Kopech was paid to do bookkeeping and Gunderson's Bookkeeping was paid to file taxes.

Bob Branyan presented the 2021 budget. Natalie McKnight motioned to approve the budget; this motion was seconded.

Bob Branyan expressed that property owners can help reduce costs by adhering to the written deed restrictions, maintaining their properties, paying their annual dues, and by being a good neighbor.

Bob Branyan reviewed items that can be found on the community website. A property owner asked that the following items be added or corrected on the website:

- List of current property owners
- By-Laws
- Deed Restrictions

Sara Noll provided an update to the property owners regarding the sale of the former golf course. Based on the meeting held in December 2020 feedback was as follows:

- Costs are too high; need to find a way to make it more feasible for property owners. Suggestions to involve Section I in the purchase were brought up but some Section II property owners did not agree with that.
- 15 years before anything can be done with the land is too long. The sub-committee acknowledges this and agrees but at this time, is not sure how the property can be paid for any faster. Suggestions are welcome.
- Concerns over the liability insurance were expressed. The more people accessing the property, the more likely an injury is to occur. The premium could be minimal now, but the more claims, the more it is likely to increase.
- Property owners expressed concerns with a golf course not being a feasible option. It might take too long before that comes to fruition. Also, people on the property now with ATVs and four-wheelers and the potential increase in property taxes and insurance.
- More volunteers were asked for. If anyone in the community is willing to step up and help, please contact us at contact@skylakes.com.

Bob Branyan provided the community with an update on the airport lawsuit. Not much has changed except that we have a new judge who will be reviewing the case.

Natalie McKnight, Kim Jones, and Kyle Stone were elected by acclamation to the committee. We welcomed our new members. Specific roles and titles will be voted on at the next regular building committee meeting scheduled for February 15, 2021.

Questions & Answers Session

Q: What is included in the sale of the Lewis property and what is the price?

A: The Lewis' will retain 11 acres (along Club and Plane View) leaving approximately 73 acres. The Lewis' have not given a specific price, but the sub-committee felt that \$325,000.00 was reasonable.

Q: Has anyone contacted the county to turn the land into a park or something like the Katy Prairie Conservation?

A: Yes, but there were concerns about making the land public and how that would negatively impact the community (i.e., parking, more traffic in the neighborhood)

Q: When was the last time the directory was updated?

A: Unsure, maybe 2015. Carole Nemec offered to help reach out to the community to get updated contact information. It is believed that Theresa Miller might have originally made the directory. Contact will be made to her to see if this is correct.

Q: What happened to the signs saying, "Deed Restrictions Enforced" that were throughout the neighborhood?

A: I've lived here for 8 years and have never seen a sign like that.

Q: Can we attach them to County signs (like speed limit or children at play)?

A: No. We will have to make separate posts.

Q: If the vacant lot across from me does not have a "No Trespassing" sign am I allowed to mow their grass?

A: Yes

Q: We have a new County Commissioner; can they be contacted to help with cleaning up the ditches and fix drainage issues?

A: We can try. **Action Item for the Building Committee to address in 2021.**

Q: Should we do away with the old Facebook page? It is pointless to have two Facebook pages.

A: Yes, that should be okay. If everyone is okay with a building committee member being an Admin so they can use that to do electronic meeting notifications via Sky Lakes II Neighbors Facebook page.

Carole Nemec stated that if anyone over 65 has not received their COVID-19 vaccine please let her know.

Helen Hogan motioned to adjourn the meeting; seconded and meeting was adjourned at **8:15pm**. The next general meeting will be at **6pm** on **February 15, 2021** at **32211 Sandwedge** (Branyan residence).

Minutes submitted by: Natalie McKnight