



SKY LAKES SECTION II

ANNUAL HOME OWNER'S MEETING 2017

Date: January 23, 2017

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 and Webmaster January 2015 | September 2014 - Present |
| David Haynes – Open position | Vice President/Treasurer January 2015 | January 2015 - Present |
| Natalie McKnight | Secretary/Treasurer March 2012 | March 2012 - Present |
| Tim Sitton – Open position | Member January 2015 | January 2015 - Present |
| | Open Position | |
| | | |
| Sandy Roberts | Bookkeeper June 2013 | June 2013 - Present |



Volunteers needed

- ▶ Building Committee
- ▶ Social Committee

At this time, Sandy Roberts and Nancy Killom will address the homeowners present to discuss helping the subdivision by serving either as a member of the Building Committee or the Social Committee.



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, complaints, 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.

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



Building Committee Activities 2016

- ▶ First Building Committee Meeting was held February 15, 2016
- ▶ Elected Officers
- ▶ 9 meetings were held during 2016 (scheduled to meet 3rd Monday of every month)
- ▶ Accepted Ann Goff's resignation
- ▶ Accepted David Haynes resignation
- ▶ Approved construction of (2) pools, (3) fences, (1) metal storage shed, (1) house and relocation of (1) workshop
- ▶ Filed dispute with Waller County Commissioner's Court regarding renaming of Birdie Street to Bogart Street
- ▶ Contacted Waller County Road & Bridge regarding assistance with cleaning ditches after flooding
- ▶ Researched installation of tower for High Speed Internet Access
- ▶ Renewed General Liability Insurance Policy for Board Members
- ▶ Mailed letters for 2017 meeting
- ▶ Billed 2017 Maintenance Fees

Treasurer's Report 2016

| | |
|---|--------------------|
| CHECKING Beginning Balance – January 1, 2016 | \$6,746.79 |
| Credits: (Maintenance Fees Collected): | \$10,083.91 |
| Debits: | |
| Mowing | \$0.00 |
| P.O. Box Rental Fee & Postage | \$39.77 |
| Bookkeeping Fees (includes Tax Preparation Fees) | \$411.95 |
| Web Hosting Fees | \$80.74 |
| Insurance | \$3,765.51 |
| Office Supplies | \$9.30 |
| Legal Fees | \$0.00 |
| Utilities | \$2,261.41 |
| Miscellaneous (Community Center Rental) | \$100.00 |
| TOTAL DEBITS: | \$6,668.68 |
| CHECKING Ending Balance – December 31, 2016 | \$9,452.89 |
| SAVINGS Account Balance – December 31, 2016 | \$10,093.08 |

Budget 2017

| INCOME | |
|--|--------------------|
| Maintenance Fees: | \$10,481.57 |
| Interest: | \$24.00 |
| TOTAL PROJECTED INCOME: | \$10,505.57 |
| DEBITS | |
| Mowing | \$0.00 |
| P.O. Box Rental Fee & Postage | \$100.00 |
| Bookkeeping Fees (Including Tax Preparation) | \$450.00 |
| Web Hosting Fees | \$120.00 |
| Insurance | \$3,800.00 |
| Office Supplies | \$200.00 |
| Legal Fees | \$0.00 |
| Utilities | \$2,400.00 |
| Miscellaneous | \$100.00 |
| TOTAL: | \$7,170.00 |



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 so be considerate!



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



Airport Lawsuit Update

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

- 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

- ▶ Election results and present new officers
- ▶ Any new business from the floor

