

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

BUILDING COMMITTEE MONTHLY MEETING MINUTES

December 16, 2024

1. **CALL TO ORDER:** The meeting was called to order at 6:10 p.m. at the Branyan residence.
 - **ROLL CALL: Present –**
 - Bob Branyan – President
 - Shane Crawford – Vice President
 - Natalie McKnight – Treasurer
2. **QUORUM ESTABLISHED:** The Sky Lakes Section II Building Committee reached quorum at 6:10 p.m.
3. **APPROVE PRIOR MEETING MINUTES:** The meeting minutes from the November 2024 meeting were approved. Natalie McKnight motioned to approve the minutes; Shane Crawford seconded the motion.
4. **REVIEW/APPROVE NOVEMBER 2024 TREASURER’S REPORT:**
 - a. Credits (Maintenance fees collected): \$9,899.15
 - b. Expenses YTD: \$8,845.61
 - c. Ending balance/checking: \$8,196.09
 - d. Reserves/savings (as of September 30, 2024): \$28,451.84Shane Crawford motioned to approve the treasurer’s report; Natalie McKnight seconded the motion.
5. **MAINTENANCE FEES COLLECTED 2023 & 2024:** One account is in arrears for 2023, with three accounts in arrears for 2024 (as of November 30, 2024). Outstanding fees for 2023/2024 total \$203.30.
6. **NEW CONSTRUCTION PROPOSALS & FOLLOW-UP:** One modification was reviewed and approved. Formal approval information will be sent to the property owner. A new pool construction submission was reviewed. Due to the location of the pool, certain property modifications will need to be made that will require the property owner to secure permits and approval from the Waller County Environmental Department. Submission was not approved. The property owner will be contacted via email with requested information and resubmittal. The board will follow up with two property owners to secure additional documentation needed for new builds.
7. **DEED RESTRICTIONS VIOLATIONS & UPDATES:** Violation letters were sent to property owner per decision made at the November 2024 meeting. Additional violation letters will be sent to various property owners for mowing violations and the storage of non-operational vehicles. Attorney has been engaged for guidance on potential violation and action to be taken by the board.
8. **NEW EMAIL COMMUNICATIONS & ACTIONS:** Minimal email communications were received by the board for the month of November. A post on social media was made regarding cleanup of the waterboard building and possible landscaping work. This matter is to be discussed with the waterboard. The board discussed regular maintenance and removal of household trash in the easements as an item to be presented at the annual meeting in January 2025.
9. **ATTORNEY UPDATES:** The committee received an update from the attorney regarding the assessment of airport maintenance fees. A statement will be provided to each property owner via paper copy to be included in the 2025 maintenance fees / annual meeting notice mail out.

- 10. SPECIAL PROJECTS:** The board has not received any status updates from Commissioner Jones or the County Engineer addressing ongoing speeding concerns. Follow-up will be done with both parties.
- 11. WALLER COUNTY UPDATES:** Waller County Road and Bridge Department have patched multiple potholes in the subdivision using their recently purchased Dura Patcher equipment. This machine cleans outs, preps, and seals potholes using hot asphalt.
- 12. NEW BUSINESS:** The Board reserved the Hockley Community Center for the annual homeowner's meeting scheduled for January 27, 2025. Agenda items were discussed in addition to the re-election of two candidates. The board also acknowledged the resignation of Kim Jones and Cindy Kosik.

The meeting adjourned at 7:27 p.m. Natalie McKnight motioned to adjourn; Bob Branyan seconded the motion. The next Building Committee meeting will be held on January 27, 2025.