

LCF Clubhouse
610 Navajo
Montgomery, TX 77316 February 12, 2024

MINUTES

- I. **Closed Executive- None this month**
- II. **Call to Order** – Meeting opened at 6:31PM with all Board members present except Patrick Webber, 3 owners, no guest speakers.
- III. **Approve Meeting Minutes** – Reading of the January 2024 minutes was waived, accepted as written.
- IV. **Approve Financials** – Current bank balance as of 1/31/2024 was read, recap of monthly expenses, voted to approve. Financials can be viewed on website.
- V. **Recap Closed Executive Session - None**
- VI. **Community Committee Reports**
 - a. Towing Committee- No actual tows this month, 1 call-off for resident not displaying window cling.
 - i. Note: There was 1 encounter at the Boat Launch that escalated to the point of called Conroe PD, they came out and advised it was totally a civil matter and had no jurisdiction.
 - b. Building Committee- We had 3 rentals in February, none scheduled for March yet. Elections will be opening our Precinct for 3/5 Primary.
 - c. Lakes, Parks and Dams-
 - i. Lakes in good shape going into first of year. New lake treatment company will be starting.
 - ii. Parks – New lawn service started in February and is doing good job. The vandalism to tables at St. Lawrence River Park has been repaired, we have collected a portion of the cost from the court, balance remains. There is a portable large BBQ smoker

- at Columbia River Park, owner is unknown but no action will be taken at this time.
- d. ACC Committee- John Beaty, chair, not present, report presented by Wayne Bulla shows no new building permits issued, ongoing monitoring of current projects, and no major issues as of now.
 - e. Activities Committee – A combination Operation Pets Alive and Community Garage Sale is being planned, date to be determined. Volunteers are still greatly needed to help.

VII. New Business

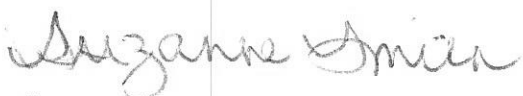
- a. Modular home request- We received a request from an owner to move in a modular unit, permission was denied and they requested an appearance before the Board. To date, there has been no further contact.

VIII. Old Business

- a. Road Repairs – we have about 20 on the list for dirt if it comes to pass. Currently City is stalled while getting additional utilities located.
- b. Boy Scouts – there has been improvement in the internet service at their building for our cameras so no further action at this time.
- c. Clearing of lakefront brush for individual owners is not a function for the Association to fund.
- d. Deed Restrictions – We are close to being able to present to owners, finalizing the Articles of Incorporation and Bylaws at this time. The complete package will be posted on our website and initially eblasted to owners.

IX. Open Forum (2 minutes each owner) – None.

X. Adjourn Meeting – Meeting was adjourned at 7:15PM.



Suzanne Smith, President



Dava King, Secretary