

LAKE CONROE FOREST HOMEOWNERS' ASSOCIATION

Board of Directors Meeting
Monday September 9, 2024 @ 6:30PM
Location: 610 Navajo, Montgomery, TX 77316

ZOOM! <https://meet.google.com/wyt-tmnn-yyu>

MEETING

- I. Verify Quorum/Call Meeting to Order.**

6 members present, 1 member on Zoom, quorum met, approximately 15 attendees.
The meeting convened at 6:30PM.
- II. Special Guest**

Robert McFarland, in charge of road construction was present, explained the current status of road and culvert work, and took questions from the floor. All were encouraged to send future questions and/or concerns to board point person who would consolidate and follow up with him and/or City of Conroe for explanations.
- III. Executive Session.**

None.
- IV. Reconvene In Open Session.**

N/A
- V. Review of Motions Between Meetings.**

None.
- VI. President's Report**

Collections has been the current focus, initial letters sent with responses coming in during the wait period, after which they will be sent to collection agency. This will be managed in groups to spread out expenses.
Owners are strongly encouraged to bring accounts current prior to collections to avoid additional costs.
Deed Restrictions revisions will begin rolling out in the near future for public review and ultimate vote.
- VII. Treasurer's Report**

The current cash assets were discussed along with major shortfalls in the budget. No projects will be initiated as the association has only enough to pay necessary bills. DTA collections process was a slow starter due to the transition from IMC, but we are hopeful it will increase in the extremely near future. The board will be meeting to compile the 2025 Budget and discuss additional ways to cut expenses as collections improve.
- VIII. New Business**

Motion to approve month-to-month rental of community building rental to TCPA rescue group for a few hours on Sundays for the purpose of administering pet meds to foster animals. If another rental does arise needing a Sunday the TCPA will be bumped to another Sunday as available.

Boy Scouts Proposed Eagle Project has been finalized, and a drawing of the picnic table/bench was presented and has been approved by the board. This will be installed at the peninsula at Deep River Park and the old wooden table will be removed. The Boy Scouts plan to schedule by end of year—the park will need to be closed off for a 2-day period and they will notify us ahead.
- IX. Review of Open/New Action Items**
 1. Lakes, Parks, Dams Committee reports.

Nothing new to report, typical ongoing maintenance . Flagpole repairs at NHTR Park have been assessed by the contractor and are awaiting bid.
 2. Building Committee report.

- 2 public rentals since the last meeting, 2 currently scheduled.
3. Tow Committee Report.
 - 1 truck/trailer tow from boat launch.
4. Architectural Control Committee report.
No new permits sent from City, regular inspections ongoing.
5. Further discussion of Zoom Meetings.
Deferred until later date.

X. **Owners Forum** (3 mins/guest + 2 mins Q & A from Board of Directors).
No additional questions or comments.

XI. **Confirmation of next General Meeting** - October 14, 2024

XII. **Reconvene to Executive Session**
N/A

XIII. **Adjournment**
7:43PM

