

BOARD MEETING MINUTES
June 12, 2023

CALL TO ORDER: JB – called the meeting to order at 6:30pm. Board members John Beaty, Suzanne Smith, Dava King, Amy White-Flores, Lara Huffmaster, and Perry Kotsinadelis were present. Three guests in attendance.

GUEST SPEAKER: None.

MINUTES: SS – Motion was passed to waive the reading of the May 2023 minutes and they were approved and accepted as written.

FINANCIALS: DK reviewed the latest bank balances and balance sheet for period ending 05/30/2023. The AR report was reviewed regarding annual fees.

EXECUTIVE SESSION RESULTS:

BUSINESS:

1. Lakes – On May 24, 2023 three lakes stocked with new fish.
2. Parks – PK- Dog waste stations approved for install. Ten stations will be installed at the parks.
3. Dams – PK Good shape. No issues.
4. **Cameras – VOTE – Change order approved for camera install.**
5. Deed Restrictions – An updated letter was received from attorney on 6/12/2023. Brian Albert addressed questions regarding parking, VRBO's, voting rights, and property dues questions. Discussions over deed restriction verbiage is ongoing.
6. Website – quote to be obtained from Chari to maintain LCF website.

ACHITECTURAL CONTROL COMMITTEE:

1. WB – No new builds.

BUILDING COMMITTEE:

1. DK – Two rentals

TOWING COMMITTEE:

1. One tow and three drops at the boat ramp.

ACTIVITIES COMMITTEE:

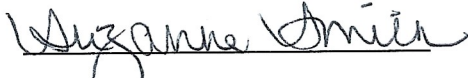
1. AF – VOTE to approve food truck Fridays.

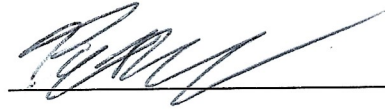
NEW BUSINESS:

A unanimous vote was reached to approve security to patrol parks and boat ramp for 4th of July weekend. The board also voted unanimously to approve a \$25 charge for replacing parking tags for the parks and boat ramp if lost by a homeowner. Suzanne Smith was also unanimously voted in as president to replace John Beaty.

OPEN SESSION – None

ADJOURN – The meeting was adjourned at 7:15 PM.


Suzanne Smith, President


Patrick Webber, Vice President

BOARD MEETING MINUTES
May 8, 2023

CALL TO ORDER: JB – called the meeting to order at 6:30pm. Board members John Beaty, Suzanne Smith, Dava King, Amy White-Flores, Lara Huffmaster, and Perry Kotsinadelis were present. Seven guests in attendance.

GUEST SPEAKER: None.

MINUTES: SS – Motion was passed to waive the reading of the April 2023 minutes and they were approved and accepted as written.

FINANCIALS: DK reviewed the latest bank balances and balance sheet for period ending 04/30/2023. The AR report was reviewed regarding annual fees.

EXECUTIVE SESSION RESULTS:

BUSINESS:

1. Lakes – agreed to stock 3 lakes \$13,892 May 24th
2. Parks – PK- Good order
3. Dams – PK Spillway repairs done
4. **Cameras – VOTE – approved unanimously for additional electrical work.**
5. Deed Restrictions – nothing back from law firm currently.
6. **VOTE unanimously to approve City of Conroe using easement for drainage project.**

ACHITECTURAL CONTROL COMMITTEE:

1. WB – One new build.

BUILDING COMMITTEE:

1. DK – No rentals

TOWING COMMITTEE:

1. PW – New signs will be obtained for parks and boat ramp.

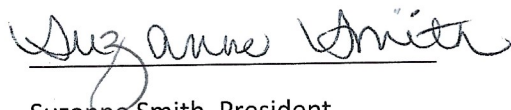
ACTIVITIES COMMITTEE:

1. AF – Possible townhall gathering for deed restrictions discussed.

NEW BUSINESS: None

OPEN SESSION – Some homeowners would like to have a community garden. Board agrees with ideas and homeowners should present a plan for board's review.

ADJOURN – The meeting was adjourned at 7:15 PM.

A handwritten signature in cursive script, reading "Suzanne Smith", written over a horizontal line.

Suzanne Smith, President

A handwritten signature in cursive script, reading "Patrick Webber", written over a horizontal line.

Patrick Webber, Vice President