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**LAKE CONROE FOREST OWNERS
ASSOCIATION
ANNUAL MEETING MINUTES
NOVEMBER 13, 2022**

Call to Order and Introductions:

Amy White-Flores opened the meeting at 1:05PM, all board members were present as well as Amanda Mason from IMC.

Reading of Annual Minutes:

Dava King suggested the reading of the 2021 Annual Minutes be waived, a motion was made, seconded, and passed and the minutes were accepted as written.

Treasurers Report:

Lara Huffmaster suggested the reading of the complete 2021 financials be waived, a motion was made, seconded, and passed and the financials were accepted as written. She then covered the ending cash assets for 2021 and the current cash assets as of 10/31/2022. The 2023 Budget, which previously passed, was reviewed. There were no questions from the board or audience.

Elections:

Amanda Mason explained that the October 2022 ballots for board members had a typo and there was not enough time to get corrected replacement ballots out for presenting today. Therefore, a Special Meeting had to be called for the sole purpose of election of board members. She will be mailing out the new notices and ballots once the date is finalized.

VOTE: Motion was made to hold the Special Meeting on Monday, January 9, 2023 in front of the regular monthly meeting that same day. The motion was seconded and passed. Amanda will get the new mail-outs sent.

Towing Committee:

Patrick Webber advised Quick Tow is doing an acceptable job of monitoring the common areas, with several tows during the year. The 2023 stickers are available from IMC—they can be picked up at their office or mailed if owner requests from IMC; they are not automatically mailed when annual fees are paid. Patrick further explained that if an owner with proper tag is parked inside Hunting Tower boat launch, and has extra guests with vehicles, the guests have to park outside the fenced area. This keeps it available for other owners to park. We will continue to hire a security guard for the 3-day holiday weekends, as these are the most active times for non-residents to come here. There was a comment regarding missing Tow signs and he will contact Quik Tow and have them re-posted. Perry Kotsinadelis will be contacting the City of Conroe about installing a “curve” street sign where Hunting Tower turns.

Building Committee:

Dava King advised public rentals have earned about \$3,000 in 2022. This includes weekend individual rentals, community activities and the Montgomery County voting for precinct 11. We have regular pest control, interior cleaning, and will consider adding exterior power washing several times a year. There was a recent request to rent N Hunting Tower Park parking lot for wedding parking but that has not gone further. We receive complimentary exterior Christmas from The Englehardt family and we are planning to purchase new and additional interior holiday decorations. Plans for interior renovation postponed for hopefully 2023 which we hope will improve rentals.

VOTE: Motion was made to continue renting to Montgomery County for 2023 polling location. All in favor and motion carried.

Lakes, Parks, Dams:

Lakes – Perry Kotsinadelis advised AquaTek continues to treat all 3 lakes and vegetation control has greatly improved. He no longer recommends adding carp to the lakes, may consider game fish—he will get some prices. The old pier covering the stand pipes on Hickory Lake has not been removed and the area filled in with soil making it solid.

Parks – Amy White-Flores mentioned new signs are all in place at the parks and the Boy Scouts finished the Eagle Project at Deep River Park. She has gathered information about additional playground equipment but nothing final yet. The Board voted earlier in the year to add pet waste stations at the parks at the suggestion of several residents who cited ongoing issues with pet waste being left in parks and private yards. This project will be finalized in the near future. Our current trash can monitors have agreed to include the dumping of the pet waste cans along with the weekly trash can moving for a slight increase in charge. As a

result of ongoing vandalism and malicious mischief in the parks, we are looking into security systems and this project will be finalized in the near future.

Dams – Dava King advised the 3-year TCEQ inspection reports have been sent with many issues cited in need of maintenance. She proposed community funds be directed towards these repairs in 2023. John Beatty will oversee that project.

Architectural Committee:

John Beatty advised of his many contacts with City of Conroe regarding lot sizes, tree removals and numerous other issues related to building in LCF. He also made a person appearance at City Council in October to express the concerns of our board and residents. He has been in communication with the city attorney regarding interpretation of the existing codes and ordinances and will continue to challenge. Suzanne Smith has been chair of the ACC during most of 2022 and has assisted John with the contacts and complaints to the city as well. She advised in 2022 we have 40 +/- new builds and many contractors do not submit one. Our challenge has been enforcing this due to lack of powers in all the Deed Restrictions. Our attorney is also assisting with interpretations as well.

Deed Restrictions – Dava King advised the Board had met several times to review, change, add, or delete portions of the deed restriction re-write done by our association attorney, including much stronger requirements for building. We are at the point of finalizing our notes, getting them to the attorney and going forward from there.

Activities Committee/Community Events:

Amy White-Flores reviewed the past events held in 2022 which were all successful. The next activity will be a combination Christmas/ Crafts and Critters event to be held Saturday 12/3 from 11-5. This will be open to vendors, and she will have the Lake Creek Jazz Band perform as well as Santa Clause and Christmas activities, all free to residents. Following that she will be planning the 2023 activity calendar.

VOTE: Motion to authorize \$1000 for new Christmas décor for the building. This was seconded, voted on and carried.

VOTE: Following discussion about purchasing a tent/canopy for the subdivision which can be used outside for events, a motion was made to purchase. This was seconded, voted on, and carried. Amy will go forward with these agenda items for the upcoming Christmas event.

Open Session:

Amy White-Flores opened the meeting to the public for further discussions. Dava King advised Amanda at IMC has suggested we might consider moving the billing and due dates earlier in 2024 than we have been doing. There was a discussion, and it was agreed we would be leaving it the same as has been for many years. There were no other questions or comments, and Amy did the gift basket drawing.

Adjourn:

The meeting was adjourned at 2:05PM.

Suzanne Smith, President

~~Amy White-Flores, President~~

Dava King

Dava King, Secretary