

LAKE CONROE FOREST HOMEOWNERS' ASSOCIATION

Open Board of Directors Meeting
Monday August 12, 2024 @ 6:30PM
Location: 610 Navajo, Montgomery, TX 77316

MEETING MINUTES

- I. Verify Quorum/Call Meeting to Order Called to order 6:35PM in person and via Zoom. 5 of the 7 board members were present.
- II. Executive Session – done via email earlier in month, affirmative vote to “charge off” over 4 years on maintenance fees to comply with Texas Property Code.
- III. Reconvene In Open Session NA
- IV. Welcome/Review of Agenda 6 owners present in person, 2 on Zoom!
- V. Review of Motions Between Meetings – no other motions
- VI. President’s Report
 - a. Update on DTA transition which is getting more organized and records updated.
 - b. Focus on collections procedures and progress for the immediate future.
 - c. Next focus will be on presenting and voting on Deed Restriction revisions.
 - d. Road Repair status as provided by City of Conroe is that they have resumed, no other timeline.
 - e. Recently received the final payment from the court for vandalism at St. Lawrence River Park.
 - f. Board Member Patrick Webber resigned via text prior to this meeting which leaves board seat vacant as well as Tow Committee vacant.
 - i. Resident John Beaty volunteered to replace Patrick for the duration of his term and Board approved.
 - ii. This left Architectural Control Committee chair vacant and resident Bill Brown has agreed to take that position and Board approved.
- VII. Treasurer’s Report Current bank balance reviewed along with future operating expenses leaving little budget for improvements. The initial block of collection accounts has been established and referred to DTA to get appropriate 209 letters out and refer to collection agency.
- VIII. New Business
 - a. Proposed Boy Scout Eagle project for floating boathouse discussed and declined due to potential liability and maintenance issues.
 - b. Request to consider rental of community building to pet rescue group for Sunday vetting which will be tabled for further discussion following additional research.
 - c. Board will further discuss use of Zoom for future meetings.
- IX. Review of Open/New Action Items
 - a. Building Committee—2 June rentals, 1 July rental, 2 August rentals, several more inquiries pending.
 - i. DTA has agreed to be the keeper of the checks for drop and pick up since no credit card availability. Discussion of adding non-refundable cleaning fee to the daily rental fee.
 - ii. Expenses for this period include utilities, trash removal, general Cleaning, pest control, repair to broken window. Motion to install Wi-Fi enabled thermostats so climate control can be done remotely; price quotes to be obtained and voted on.

- i. Flagpoles at N Hunting Tower Park (boat Launce) have gone beyond simple repairs by residents. Request to obtain quotes from flagpole repair companies and submitted back to board.

- X. Owners Forum (3 mins/guest + 2 mins Q&A from BOD) There were no questions or issues from guests or Zoom.
- XI. Confirmation of next General Meeting - September 9, 2024, 6:30PM
- XII. Reconvene to Executive Session None.
- XIII. Adjournment 7:30PM

Auzanne Smith
President

Dawn King
Secretary