

LAKE CONROE FOREST HOMEOWNERS' ASSOCIATION

Board of Directors Meeting

Monday, October 14th, 2024 @ 6:30 pm – 8:00 pm

Location: Community Building

MINUTES

- I. Verify Quorum/Call Meeting to Order - 6:30PM, 5 board members present, quorum met, 3 owners and 2 on Zoom!
- II. Executive Session - None.
- III. Reconvene In Open Session - NA.
- IV. Welcome/Review of Agenda – 6:35PM
- V. Review of Motions Between Meetings None.
- VI. President's Report

Collections – ongoing via DTA, +/- 5% positive reductions in Accounts Receivables to date. We expect more improvement once all the statutory requirements are met in terms of notices to owners in arrears. We are considering a public meeting to vote on changing bylaws to include all properties paying fees. Currently we have 1055 units.

VII. Treasurer's Report

Current bank balance was covered—YTD monthly expenses are +/- \$7700, with 3 months remaining in 2024, the carryover will be \$5-8K to begin 2025. The largest expenses are insurance, landscaping, management fees, and utilities. The community building rental income does not cover the ongoing expenses. Cuts and changes are being considered as well as the emphasis on collections.

VIII. New Business

Meet the New Board – Elections for new board members will be in November.

VOTE: Motion was made to hold "Meet and Greet the New Board" on December 8, 2-4PM, at the community building- was voted and passed unanimously.

Boat Ramp Tags – 2025 tags are soon to be available.

VOTE: Motion made to cease mailing tags due to postage costs; owners can either pick up or board members will arrange to meet and get the tags to them- voted and passed unanimously.

Google Meets future – As of now, we have used it 3 months and only 2-3 owners sign in, plus our equipment is not sophisticated enough to provide decent quality, and the budget does not allow purchasing more.

at this time. Future consideration will be given at a later date.

VOTE: Motion made to suspend using virtual meetings which was voted and passed.

IX. Review of Open/New Action

Lakes, Parks, and Dams – All in good condition at this time.

Building Committee – Rentals have been moderately active with 2 scheduled now plus the weekly pet group.

No new projects or improvements are scheduled in 2025 due to budget constraints.

VOTE: Motion was made to place an ad in a local paper advertising our building's availability, cost

\$50 set up/ \$250 per month for up to 6 months with no contract (total \$1550) to generate more interest in rentals. Motion was voted, passed and approved.

Discussion held about usage for long term rentals on a regular basis, and we have contacted the City of Conroe regarding a senior center.

Tow Report – 1 reported tow, activity slowing down after summer months.

ACC – No new permit notifications from the city.

X. Owners Forum (3 mins/guest + 2 mins Q&A from BOD)

Collections - There were questions about collections and why we were limited to what actions could be taken, primarily due to governing documents. Further discussions about revising our CC&R's would allow more opportunities to collect.

Lake Treatments – There were questions from guests/owners about what chemicals are being used to treat the lakes. Following discussion, it was agreed the Board would obtain a list or report to provide.

Roads – Many complaints about the progress of the culvert and road repairs, potholes, and large bumps in the road. The contact information for Public Works and the contacts with the City for the road project were provided again and owners are encouraged to voice their concerns.

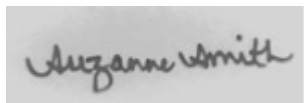
XI. Confirmation of next General Meeting – January 13, 2025.

Annual Meeting including Board election November 10, 2024.

No meeting in December

XII. Reconvene to Executive Session (if needed) - None.

XIII. Adjournment – 7:30PM



President

