

BOARD MEETING MINUTES

JANUARY 9, 2023

CALL TO ORDER:

Amy White-Flores called the meeting to order at 6:29PM. Board members Amy White-Flores, Patrick Webber, John Beatty, Dava King, Lara Huffmaster, and Perry Kotsinadelis were present as well as 7 guests.

GUEST SPEAKER:

None.

MINUTES:

Dava King advised this was the first meeting of 2023 and the October 2022 minutes had already been approved at the annual meeting in November, 2022.

FINANCIALS:

Lara Huffmaster reviewed the bank balances as of 12/31/2022 and discussed the monthly expenses which were routine. John Beatty asked if we could get a report as to how many annual fees are billed and how many are paid/unpaid. Discussed was held regarding use of the IMC accounting system which should reflect these numbers; we will set up a workshop with them for training.

Lara Huffmaster discussed a recommendation from IMC that we move our current money market account into the CIT operating account as the interest earnings were less than the monthly fee charged by PNC Bank.

VOTE: Motion was made to approve this move, all in favor and the motion carried. IMC will be notified to do so.

EXECUTIVE SESSION RESULTS:

None held this month.

SPECIAL MEETING RESULTS:

Amy White-Flores reviewed the results of the meeting held immediately before this one; the new election results were reviewed. The new board members then discussed and elected the officers for 2023 as follows:

President – John Beatty

Vice President – Patrick Webber

Treasurer – Dava King

Secretary – Suzanne Smith

They will assume their positions immediately for the 2023 year.

BUSINESS

Lakes – Perry Kotsinadelis advised the lakes were still in good condition during the winter months. The figure he got from AquaTek to stock fingerling game fish was around \$27,000 so the board all agreed to table this for now and see how this coming year goes in terms of vegetation growth.

VOTE: ONE EMAIL VOTE TO APPROVE THE BID FROM HELLARD TRUCKING FOR \$2690 FOR THE WORK AT HICKORY LAKE DAM WAS APPROVED BY EMAIL SINCE LAST MEETING.

Dava King reviewed the update from LCA regarding donations to SJRA to purchase chemicals for vegetation control in Lake Conroe. Our Association made a donation to this and the report indicates the treatments were done and the conditions much improved and less likely to spread.

Parks – Amy White-Flores advised we have the 10 pet waste stations to be installed by John and Patrick. We are holding off doing so until security is in place. We also discussed all the recent vandalism in various parks.

Security – Amy White-Flores advised we have 2 bidders to install electronic surveillance in critical areas, \$26,000 +/- from Ageint, and in addition we would have to have several poles and electric added. The second bid is New Generation for \$22,000 +/- turn key. Discussion of both systems was held, it was agreed board would set up demo with New Generation to check effectiveness before finalizing.

Dams – John Beatty advised of the need for various maintenance items to our dams which will be assessed, and recommendations made for going forward.

Deed Restrictions- Dava King advised we just need to finalize our notes back to our attorney with suggested revisions then we will go forward. We had further discussions as to what would be needed in order to bring this to a public vote.

ARCHITECTURAL CONTROL COMMITTEE:

John Beatty explained that Suzanne Smith, just elected to board position, can no longer serve as ACC chair due to state statute. Owner Wayne Bulla offered and accepted the position. He will meet with Suzanne in the near future to make the transition. Suzanne advised there is a definite downturn in new construction due to the current economic environment and has only seen 1 submission lately.

BUILDING COMMITTEE:

Dava King advised we had 2 public rentals in December and another in January. We also voted and approved continuing renting to Montgomery County Elections as the PCT 11 polling place for election days. We purchased new decorations and equipment (20 x 20 tent canopy) for the building and future activities. We still hope there are funds available in 2023 to upgrade the interior to increase desirability.

TOWING COMMITTEE:

Patrick Webber advised he is working with Quik Tow to get the mandatory signs posted at the common areas. It is believed the previous ones may have been stolen.

ACTIVITIES COMMITTEE:

Amy White-Flores will remain as chair of the committee. At this time, she is getting ideas and input from other committee members and public. There will likely be the event around Easter. We all complimented Amy and the committee on their hard work putting events together and making them successful.

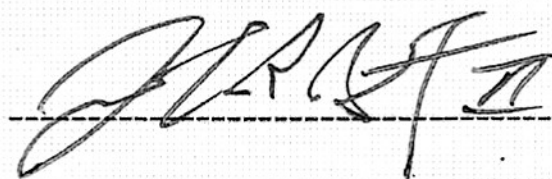
NEW BUSINESS:

John Beatty advised we may have another bid from a landscape company forthcoming which will be reviewed and discussed upon receipt. Dava King confirmed the Boy Scouts had agreed we could use the electric power at their hut for our security equipment if it is approved.

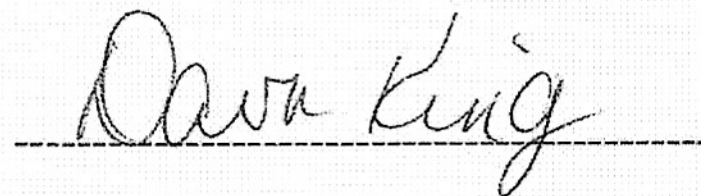
OPEN SESSION:

John Beatty opened the discussion to the floor and there were no further questions or comments.

ADJOURN: The meeting was adjourned at 7:20PM. Next meeting on February 13, 2023.



John Beatty, President



Dava King, Secretary