

Lake Conroe Forest Owners Association
Board of Directors Meeting Minutes
April 8, 2019

I. **Executive Session:** Called to order at 6:00 - Brian Lane
Board members present: Brian Lane, Joe Funk, Jeff Nott, Perry
Kotsinadelis, Amy Flores, Dava King
Absent: Joe Hamilton
IMC Staff: None

- Lane thanked the Board members for their help and support.
- Community Building pricing – unanimous vote for \$150 rent/ \$300 deposit for owners, and \$300/\$300 for non-residents. Issue was raised later in meeting by Nott who was not present for first vote. Subsequent motion for \$150/\$300 for owners, \$500/ \$500 for non-residents. Kotsinadelis second, vote 4 in favor, King opposed.
- Flag sizes discussed, since Amy already bought 3 x 5 flags, agreed to use those up first and re-visit when time to purchase more. Discussion about 3rd flag, the LCF logo is too expensive so we will get generic green/white flag. Also, price having sign company do the back side of the subdivision sign posted at boat launch.
- Collections – first group of past due accounts has been identified and IMC will begin the process.
- Lake Management bill – discussion about higher pricing from before due to heavier infestation.
- Architectural Control Committee (ACC)- Nott suggested we reactivate the committee, King and Kotsinadelis advised that it has been operational for several years, is still on the home page of our website. All agreed to continue, suggest at least one board member be on committee and any other qualified owner that volunteers. Lane and Funk will begin. Generally, prospective buyers or owners submit plans through IMC who in turn will forward to ACC for review and approval.

Meeting adjourned 6:30PM

- II. **Monthly business meeting** opened 6:35PM. Six (6) board members present, 4 owners present. Moment of silence for LCF owner Joe Barrett's recent passing.
- III. **Reading of Executive Meeting Minutes** – waived.
- IV. **Approval of Minutes-** March minutes read by Secretary King, Nott motioned for approval of the March minutes as read, Kotsinadelis seconded, motion passed unopposed.
- V. **Approval of Financials-** March financials read by Treasurer Nott, Kotsinadelis motioned for the approval of financials as read, King seconded, motion passed unopposed.
Discussion about \$45,000 of the remaining cash assets needed to cover monthly continuing expenses for remainder of year.
- VI. **Old Business**
- Lakes, Parks, Dams – Kotsinadelis presented overview of all work performed to-date at each.
Has priced concrete picnic tables for parks, running about \$1,000 per table set plus delivery. Flores brought park equipment books provided to us from vendor for review by board, tabled for later date. Discussion about installing BBQ pits at parks, consensus was to abandon this due to potential liability for fires.

Septic - Fill Dirt

- Septic project – Nott recommended getting fill dirt and grading area, weather permitting. Still locating contractors to get bids on expanding asphalt parking area at Community
- Building – Funk presented quote from Home Depot to replace back door damaged by vandals, price \$450 turnkey, Nott motioned to accept, King second, motion passed unanimously.
 - Exterior Paint – White to secure bids, color selected TBD.
 - Interior rehab – King suggested small committee to identify redecorating needs, then submit plan to Board. White and Caroline may assist.
 - Deck – minor repairs are needed, then refinish, discussion will continue.
 - Detached Garage – motion from Nott to move forward with demolition of the existing walls and converting it into a pavilion. King seconded; motion passed unanimously. Some of the work may be done by volunteers.
- Lawn Maintenance – contractor will begin mowing schedule this week, every 10 days during peak growing season at \$550 per month.
 - Discussion regarding heavy tree and shrub growth behind LLC dam, this will be additional cost above normal lawn maintenance and will need to be done once or twice annually to keep it maintained. Motion to go forward with work by Nott, second by Flores. Motion passed unanimously and Kotsinadelis will get bids.
- Flagpoles at Boat Launch - Nott is working on repairs to poles and flags as needed
- Suggestion from owner to use POW/MIA flag at boat launch rather than green and white, all in agreement and will get prices.
- Motion by Nott that we plant about 12 evergreen bushes inside the flower bed around the LCF sign, Kotsinadelis second, motion passed unanimously.

VII. New Business

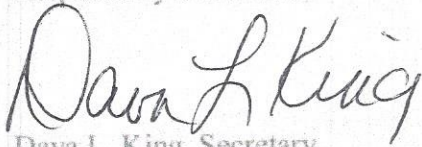
- Bank Accounts – the BBVA Compass checking has been closed and those funds moved into the BBVA Money Market account, leaving only that one at this bank, plus the Bank of Omaha as operating account.
- Park clean up- Funk and Lane have been trimming bushes and fence lines in various park areas. Nott will see if Boy Scouts want to participate as a community service function.
- Community Garage Sale – King went over details, Saturday 4/20, Emily Arce taking names and addresses for maps, signs to go up week before, community building available for indoor and outdoor spots and tables and chairs can be used, Emily is coordinating all that.

VIII. Open Forum

Owner asked about silt removal at the back end of Little Lake Conroe. Kotsinadelis explained we had already gotten quotes for this work. Due to cost, will have to be done in at different intervals and is currently tabled for further consideration next year.

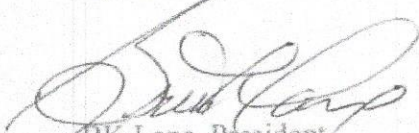
IX. Adjourn – Nott motioned to adjourn, King seconded, meeting adjourned at 8:10PM.

Respectfully Submitted,



Dava L. King, Secretary

Approved:



BK Lane, President