

Lake Conroe Forest Owners Association

Board of Director's Meeting
February 11, 2019
6:00 PM

Minutes

- I. Executive Meeting called to order at 5:50PM – Brian Lane
Board members present: Brian Lane, Joe Funk, Jeff Nott, Amy Flores, Caroline Kotsinadelis, Joe Hamilton, Dava King
Absent: None
IMC Staff: None
- a. Discussion and ballot vote to accept Brian Lane's letter of reinstatement as President. Unanimous approval.
 - b. Discussion about use of social media
 - c. Discussion about towing process from boat launch; table for now.
 - d. Results of opening the safety deposit box today by King, Lane, and Funk
- Meeting adjourned 6:30PM
Monthly business meeting opened 6:30PM. All board members present, 6 owners present.
- II. **Approval of January Meeting-** Nott motioned for approval of the January minutes as read, Kotsinadelis, seconded, motion passed unopposed
- III. **Approval of Financials-**King motioned for the approval of financials as read, Funk seconded, motion passed unopposed.
- a. Discussion about figure of \$1500 showing for Lake Maintenance and repairs which Nott will get clarified
 - b. Discussion about average monthly cost to run Association, approximately \$5,000-\$6000.
- IV. **New Business-**
- a. **Flags at boat launch and building** – Nott is checking locally for bucket lift truck to repair and reinstall flags.
 - b. **Insurance-** cost to increase our limits to \$145,000 on the building for upcoming renewal will be \$385 annually. Nott motioned to approve, Kotsinadelis second, and motion carried unopposed.
 - c. **Mowing** – Nott motioned to have current mowing contractor, ALT Services, mow 3X month during the growing months and as needed during others. Kotsinadelis seconded and motion carried with a vote of 6, Hamilton abstained.
- V. **Old Business**
- a. **Bank lock box-** by King, Funk, Lane-paper CD from 2003 for \$40,000 was only item in the box, box was opened years ago by Donna Nash and never revisited until today. BBVA tracked our bank account and located a deposit in that amount in 2011. BBVA advised the CD was cashed prior to maturity in 2012 so interest probably forfeited, although they do not maintain records past 7 years. Lock box was closed.
 - b. **Deed Restrictions-**King explained new opinion from IMC that Association does not have authority to enforce deed restrictions, only to provide information to owners as to how they can proceed should a violation occur. A current example is the proposed sewer plant- association cannot take the lead. Nott explained to obtain this authority would require some extensive processes. King expressed disappointment with this ruling and would like to see Association be able to support homeowners in this regard. We will proceed with the changes put together by committee and get to Board for review.
 - c. **Sewer Plant-** to continue above, King acknowledged the work owner Kim Rose is doing on behalf of homeowners, a group will be meeting Friday 2/15 with City of Conroe to discuss further. She requested a board member be present to be able to communicate the results, the board recommended Perry Kotsinadelis and he agreed, Nott and Funk could also attend if there is space available.
 - d. **Corner lot on Cheyenne-** Nott advised the City had done some mowing on the lot(s) in question and improved visibility in that corner.
 - e. **Septic project** – Nott advised system is installed and passed inspection, weather preventing further work at this time. New problems with the building plumbing were identified and fixed (this bill was \$750 which Board approved via email during the month). Still waiting on repair to busted gas line by contractor. Building currently has no water and is not usable, possibly by March.
 - f. **Roof replacement on building and garage** – Nott presented 3 bids for replacement and discussed scope of each. The most comprehensive bid was from Bulldog Roofing for \$9,200. Kotsinadelis motioned to approve this bid, King seconded, and motion carried by 6, Hamilton abstained from voting.
 - a. Approvals were contingent upon receiving Proof of Insurance and contractor's time frame for the job.
 - b. King suggested we go with different color of shingles than green to allow for more paint and signage options in future years. The board settled on charcoal gray.
 - g. **No wake buoys-**Board agreed unanimously to remove this item from agenda and utilize the markers set out by SJRA on Lake Conroe.
 - h. **Lakes, Parks, and Dams report** – Perry Kotsinadelis presented a bid for \$36,000 total from Clear to Go Dozer Services for the following:
 - a. **Little Lake Conroe-** add a spillway and fill in the current voids behind the dam.

- b. **Rushing Springs Lake (swimming lake)** -enlarge the trench running along the park and Boy Scout building, coat with stabilized sand, fill with rock. Also fill in the current voids along the back side of dam.
- c. **Hickory Lake** -add 2 18" drain pipes near the existing small ones and fill in the old standpipe.
Perry sought out several contractors with much higher prices and was able to negotiate his initial bid of \$43,000 down to the current \$36,000. Others were much higher. This contractor is willing to do a final walk of the projects with interested board members prior to commencing. King motioned to accept this bid subject to receipt of Proof of Insurance, Flores seconded and the motioned carried with a vote of 6, Hamilton abstained from voting. Perry will finalize and set up walk through.
- i. **Silt Removal west end Little Lake Conroe**- due to expense involved, this will be deferred until 2020 and may have to be done in small pieces as budget permits.
- j. **Trees at Rushing Springs Lake** -Lane and Nott are still working on bids to remove the 2 large trees on Saint Lawrence River side of lake.
- k. **Boat Launch and Towing** – there was no discussion regarding any work or repairs there other than flags. Flores reported that there were 7 violations in January, and currently 7 violations to-date in February of people with no current LCF stickers displayed. There was 1 tow off in January. The litter remains a problem.
The Board plans to re-visit our current policy about giving warnings out prior to towing, and how to handle the violators and towing to avoid direct confrontations with the individuals. This will be reported on by next meeting.

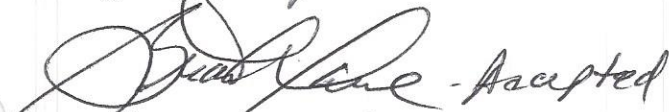
Open Forum – there was no discussion from the floor following the business meeting.

Adjourn Meeting-Lane adjourned meeting at 8:10 PM.

Respectfully Submitted,



Dava King, Secretary


President LCFDA