

Lake Conroe Forest Owners Association

Board of Director's Meeting

March 11, 2019

6:00PM

Minutes

I. Executive Meeting called to order at 6:00 - Brian Lane

Board members present: Brian Lane, Joe Funk, Jeff Nott, Caroline Kotsinadelis, Joe Hamilton, Dava King

Absent: Amy Flores

IMC Staff: None

- a. Caroline Kotsinadelis resignation, Perry Kotsinadelis nominated as replacement, approval by majority vote.
- b. BBVA Compass Bank disposition- close checking and move funds to Money Market; maintain MM account if there is no service charge. Signers to be Jeff Nott and Brian Lane.
- c. Website postings to be sent to Lane or King who will then provide to IMC.
- d. Collections - to begin in April with 10 worst offenders whose names will be supplied by IMC to Board for final approval.
- e. Building Rentals - Currently to paid owners only, fees will be discussed further.

Meeting adjourned 6:30PM

Monthly business meeting opened 6:35PM. Six (6) board members present, 5 owners present.

II. Results of Executive Meeting were covered.

III. Approval of January Meeting- Nott motioned for approval of the January minutes as read, Hamilton seconded, motion passed unopposed.
Discussion about current status of proposed waste water plant in new subdivision, Perry Kotsinadelis covered City meeting.

IV. Approval of Financials-Kotsinadelis motioned for the approval of financials as read, Funk seconded, motion passed unopposed.

V. Old Business

- a. Deed Restrictions - tabled until later date.
- b. Septic project - septic work all completed, new toilets installed, all plumbing repaired and functioning properly. Gas line repaired and functioning properly.
- c. Building - roof replacement completed on building and garage. Discussion of exterior and interior painting in future moved to new business.
- d. Trees at Rushing Springs Lake - dam contractor has filled holes around various trees with leftover dirt from project and this item removed from agenda.
- e. Flagpoles at Boat Launch - Nott is working on repairs to poles as needed and flag replacement.
- f. Lakes, Parks, and Dams report - Perry Kotsinadelis
 - g. Little Lake Conroe- dam work waiting on weather.
 - h. Rushing Springs Lake (swimming lake) - work completed.
 - i. Hickory Lake - work completed.

VI. New Business

a. Lake, Parks, and Dams -

- I. Little Lake Conroe - Funk suggested we consider abandoning the garage as a garage, removing the 4 side walls, and converting it to a pavilion. Met with positive discussion and will be further considered.
- ii. Community Building - Nott recommended we get quotes to expand the parking lot near the building to create more parking spaces. Motion to approve by Kotsinadelis, second by King, approved unanimously.
 1. Nott will coordinate getting the lighting in working order.
 2. Discussion about need to replace back door on South side damaged by vandals. Nott motioned to purchase the door and Hamilton seconded, passed unanimously.
 3. Discussion about re-painting the remainder of interior and the exterior of building, Funk will secure some bids.
 4. Discussion about opening building for rentals possibly in April, to current paid owners only currently, with \$100 charge for rental. Further discussion will be done to finalize rates.
- iii. Rushing Springs -Nott suggested installing concrete picnic tables at parks, suggested Kotsinadelis secure quotes.

c.

- iv. **Insurance** - Insurance bill increase for higher limits received by IMC, Nott motioned to pay bill in full, Funk seconded, passed unanimously.
- v. **Collections** - IMC has sent out all delinquent notices with due dates in 90 days, as of June 1, 2019, will identify unpaid and submit to Board, will file 10 at a time and follow the results.
- vi. **Lawn Maintenance** - discussion regarding service getting mowers stuck in soft mud and leaving ruts, Nott suggested we call ALT on as needed basis for mowing.
- vii. **Community Yard Sale** - this was tabled until Emily Arce was present to go over details.

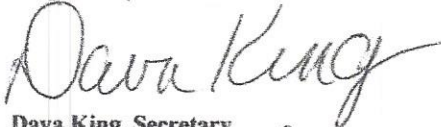
Open Forum-

Owner suggested we finish current ongoing projects prior to moving forward on any others, other than getting bids. Most of the Board and owners present agreed.

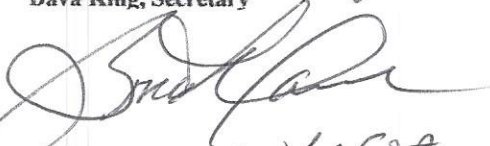
Owner suggested we place trash cans at all Lakes and Parks, and majority of Board concurred as did other owners present.

Adjourn Meeting-Lane adjourned meeting at 7:50 PM.

Respectfully Submitted,



Dava King, Secretary



President LCFOA