

**Lake Conroe Forest Owners Association
Board of Directors Meeting Minutes
May 13, 2019**

I. Executive Session: Called to order at 6:05 - Brian Lane
Board members present: Brian Lane, Joe Funk, Jeff Nott, Perry
Kotsinadelis, Amy Flores, Joe Hamilton
Absent: Dava King
IMC Staff: None

- Lake Management – Funk has someone looking at it, plans to get everyone together when he isn't busy. Kotsinadelis talked to 2, has \$59K bid, James, to dig out LLC. Move dirt to Duck Island to make peninsula, or \$10K, Justin, to do project in stages as funds available and contractor has down time. Will walk job with Board members first.
- Gate codes changed due to someone driving in grass at building creating deep ruts, had to have old code to get in. New code ~~XXXX~~ Set up
- Kotsinadelis presented bid to clean up backs of all 3 dams for \$480, Motion by Kotsinadelis to accept, Hamilton second, vote carried unanimously.
- Lake treatment 2 bids, tabled for later.

Motion to close by Nott, second Funk, meeting adjourned 6:32PM

- II. Monthly business meeting** opened 6:35PM. Six (6) board members present, 4 owners present.
- III. Reading of Executive Meeting Minutes** – reading waived, motion to approve \$480 bid from Jose to clear the backsides of all 3 dams, passed unanimously.
- IV. Approval of Minutes**- April minutes read by Flores, Nott motioned to accept as read,,Kotsinadelis seconded, motion passed unanimously.
- V. Approval of Financials**- April financials read by Treasurer Nott, Kotsinadelis motioned for the approval of financials as read, Hamilton seconded, motion passed unopposed.
- . Owner Karen Hosner suggested Hickory Lake does not need mowing that often, she agreed to monitor it and advise Board when needed.
- VI. Old Business**
- Lakes, Parks, Dams – Kotsinadelis presented overview of all work performed to-date at each.
Motion by Kotsinadelis to move forward with lake treatments for growth, Funk second, passed unanimously, Kotsinadelis will monitor the work.
Park upgrades tabled at this time.
Nott will obtain quotes for security cameras.
Park clean up ongoing, Lane and Funk have been trimming branches, next step is Goose Island, Kotsinadelis will get bid from Jose on this.
 - Septic project – Nott advised dirt and sod not ordered due to weather, will have septic installer do work.

- Building –
 - Exterior Paint/ Interior Paint – 2 bids from Flores and Funk, \$4975 and \$6,000, Hamilton has bid and will get it to Board.
 - Interior rehab – pending.
 - Deck – minor repairs are needed, then refinish, will be included in paint bids.
 - Detached Garage – tabled for later date.
 - Back Door – Home Depot scheduled to install.

- Parking Lot – Nott working on bids to increase asphalt parking area, Funk has bid \$2500 for striping work, 3 companies called were no show.

- Flagpoles at Boat Launch – all installed with help from Conroe FD, owner Alderman purchased POW and he will be in charge of raising and lowering flags at appropriate times.

- Motion by Nott that we plant about 12 evergreen bushes inside the flower bed around the LCF sign and around septic tank covers at building, Kotsinadelis second, motion passed unanimously.

- Collections – 209 letters mailed out 4/25 to 11 owners, waiting on responses then continue toward small claims filings. IMC is monitoring.

VII. New Business

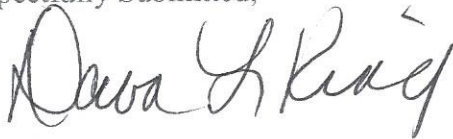
None.

VIII. Open Forum

Owner suggested adding more street lights in subdivision.

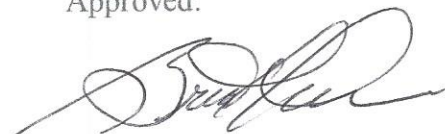
IX. Adjourn – Nott motioned to adjourn, ^{Apey} King seconded, meeting adjourned at 7:41PM.

Respectfully Submitted,



Dava L. King, Secretary

Approved:



BK Lane, President