

**LAKE CONROE FOREST OWNERS ASSOCIATION  
ANNUAL MEETING MINUTES  
NOVEMBER 11, 2018**

**Call to Order and Introductions: Time: 1:00PM**

**Present:** Joe Hamilton, Joe Funk, Brian Lane, Jeff Nott, Caroline Kotsinadelis, Bill Scholwein, from the Board of Directors, Amanda Mason and Rhonda Roberts from IMC, and 23 owners. Joe Hamilton made opening remarks to welcome all and explain purpose of meeting, and request attendees hold questions until the end of business meeting.

**Reading of Annual Minutes:**

The minutes from the annual meeting 2017 were read, motion to accept from Brian Lane, Second by Joe Funk, all in favor/5. Minutes accepted.

**Financial Report:**

1. P & L Statement for October was read.
2. Current bank balances were read.

Discussion: Questions and review of years' income/expenses.

Motion to accept from Brian Lane, Joe Funk second, all in favor/5. Treasurer's report accepted.

**Old Business:**

1. Deed Restrictions – committee head Dava King reported the committee has completed the rewrite in rough form, reaching a consensus amongst the committee members. The next step is to prepare a rough draft of the committee report to the Board of Directors for review and approval. The next phase would be to attorney for preparation in proper format, then to the members for vote via Special Meeting or election. The target is to complete in 2019.
2. Community Building – during 2018 the building had to be closed to any public due to failed septic and various plumbing issues. Repairs needed include, but are not limited to:
  - a. replacement of septic system (the Board approved bid for same and work to begin before end of year, weather permitting),
  - b. isolating and repair of ongoing standing water on south side/back of building,
  - c. repair/replacement of interior plumbing piping and fixtures as necessary (the Board approved bid for same and most of this work has been completed),
  - d. new paint in bathrooms and kitchen (this work completed)
  - e. new water heater (completed),
  - f. interior painting of remainder of building,
  - g. replacement of roof (Nott is currently in contact with the insurance company for possible claim),

- h. replace back door by kitchen,
- i. replace central HVAC system (repairs completed to get unit running temporarily),
- j. exterior paint,
- k. new exterior sign (completed)
- l. security lighting (completed)

Discussion: Nott and Lane explained the goal is to get the building to rental condition for both members and public. There was a discussion regarding amount of rental that could be collected, if the building were in good condition, as a small event venue. This issue will be discussed further pending repairs.

3. Lakes, Parks, Dams – Lane discussed the repairs that have been done which include:
  - a. Boat Ramp- bulkhead top boards were replaced at launch area and along water side, new tie downs, leaky areas backfilled, mulch added to playground, swings lowered, crushed limestone/concrete added to parking area, all the security lighting was replaced during 2018,
  - b. Little Lake Conroe – the proposed spillway which was approved in 2017 cannot be completed until dam dries out sufficiently to support concrete trucks, discussion about silt removal at back end around Duck Island

### **New Business:**

1. 2019 Budget read by Nott, motion to accept from Lane, second from Kotsinadelis, all in favor/6, budget accepted.
2. Boat stickers – Lane explained all common areas require a sticker be visible from the hanger on rear view mirror. Stickers obtained from IMC once annual fee paid. Mason/IMC explained a request form would be included with each annual invoice, stickers could be obtained in person or by mail. Lane advised contract with Milstead Towing to remove vehicles not displaying current sticker from common areas.

### **ELECTION FOR BOARD OF DIRECTORS:**

Mason/IMC advised very few ballots returned. Lane opened floor to nominations and there were none. Ballots were counted by IMC with the following results:

- Position 1 – Jeff Nott
- Position 2 – Joe Hamilton (second year of term)
- Position 3 – Brian Lane
- Position 4 – Joe Funk (second year of term)
- Position 5 – Amy Flores
- Position 6 – Caroline Kotsinadelis (second year of term)
- Position 7 – Dava King

New board members were welcomed, officers to be elected prior to January business meeting.

### **OPEN FLOOR DISCUSSION:**

Hamilton requested each person limit their comments to 2 minutes. The following issues were discussed:

1. Claudia Bonds noted lack of community participation, discussion of word of mouth attempts to get people to meetings. Board discussed getting new website soon with

- more current information, using social media formats such as Next Door and Facebook to get word out.
2. Animals in subdivision – discussion by several of the problems with loose dogs. There is nothing in Deed Restrictions about leashing animals, this is a City of Conroe problem. We are utilizing their animal ordinance currently.
  3. Security light out at Hickory Lake on Crystal River – this may not be an OA light, will need to check, otherwise it belongs to someone else.
  4. Complaint about trailer at 413 Pimmet Hill, to be checked out by board.
  5. Trim park trees and willows at goose island.
  6. Complaint about 5<sup>th</sup> wheel on Yellowstone River.

**ADJOURN:**

Motion to adjourn from Hamilton, second by Lane, meeting adjourned at 2:30PM.

*John Funk*  
President

*Dawn King*  
Secretary