

BOARD MEETING MINUTES

MARCH 9, 2020

1. **CALL TO ORDER/INTRO BOARD**- AF opened meeting at 6:30PM, all Board members present except JH. 2 residents present.
2. **MINUTES**- DK motioned to waive reading February minutes, PK second, all in favor and minutes stand as written.
3. **FINANCIAL REPORT** –JF motioned to waive reading February financials, LH second, all in favor and financials stand as written.
4. **RESULTS OF EXEC SESSION**- DK covered tow company change, new bank signatures, letters going out to potential RV violators.
5. **OLD BUSINESS**
 - A. **LAKES, PARKS, DAMS- PK**
 1. Approve invoice from K & K for dredging project. – DK motioned to accept \$18,500 invoice and pay, JF second, motion carried. Cost ran Under original budget of \$25,000.
Update smoothing at Joe Funk’s lot- this will be tracked by JF and PK and will be removed from agenda.
 2. Park Improvements – PK
 - a. Concrete picnic tables-DK
Tables about \$3K plus delivery. We must do own prep work and installation; PK will work on this.
 - b. Metal Sign at Boat Launch flagpole- completed.
 - c. Flag lights -JF will work on this and any other lighting, suggested to call electrician in LCF if possible.
Fill dirt at bulkhead – PK will look at this
 3. Pavilion – PK.
We have quote for metal 20 x 30 on slab approx. \$6,000.

Discussion about location, TB continued later.

B. BUILDING COMMITTEE REPORT

1. Back storage room floor project -PK will try to finish this month, if not we'll go ahead and hire it.
2. Drain line project – PK will try to finish this month, if not we'll go ahead and hire it.
3. Exterior Shutters- DK will order and get installed.
4. Rentals – DK
No public in February, 2 weekly groups
5. Work Party-DK this item will be deleted from agenda.

C. TOWING COMMITTEE REPORT-AF no tows due to changeover of companies, should begin close monitoring during spring break and warm months coming

D. ACTIVITIES COMMITTEE -AF community garage sale still planned with Emily Arce heading up, AF working on Easter, possible crafts event, looking for committee volunteers to work thru the year.

E. STREET SIGN DOGWOOD & COMMANCHE - JA no update from City yet.

6. NEW BUSINESS

1. Park Security -AF hopes the new tow company will help reduce violators, we will do new park signs and be sure posted at all locations along with necessary vehicle, tow signs for that park. DK will contact City attorney to see what our limitations are for parking in easements, etc.
2. Architectural Control Committee- DK reports 2 approvals and 1 declined request for variance to sidelines.
3. HVAC replacement at building-Reviewed bids submitted:
 - Roy's - \$11K with no interior work, 1 unit
 - Ray's Total Comfort - \$13K for 2 units
 - Luis Ardon - \$12K for 2 units

Ruben Guajardo - \$10K for 2 units and interior work

Top Notch - \$10,350 for 1 unit

Robert Calvillo- \$8724 for 1unit and \$450 interior work.

Discussion on pros and cons of 1 vs 2 units and the differences in bids.

Motion to accept Ruben Guajardo from JA/PK, second DK, all in favor and motion passed. PK will coordinate the job.

4. Lake Bonanza Water – DK read letter regarding new well which has been proposed for couple years.

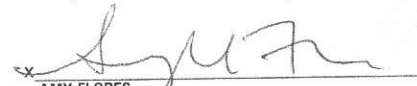
5. New City of Conroe ordinance – DK reviewed, which now allows combining multiple lots without re-platting them so building can be done across center lines. Limited to single structure owned by one individual.

7. **OPEN DISCUSSION:** JA mentioned old burned out house on Fredonia street, PK will follow with city.

8. **ADJOURN MEETING:** 7:15PM


Dava King, Secretary

Amy White-Flores, President


AMY FLORES