

Lake Conroe Forest Owners Association
SUNDAY, NOVEMBER 10, 2019 1:00PM
LAKE CONROE FOREST COMMUNITY BUILDING
610 Navajo St., Montgomery, TX 77316

Minutes

CALL TO ORDER

JF called to order at 1:07PM.

INTRO

All Board members present along with Amanda Mason/IMC and 15 owners.

READING OF 2018 MINUTES

DK read the minutes from the 2018 Annual Meeting, no discussion.
Motion to Accept by JN, second by AF, all in favor, minutes accepted as read.

TREASURERS REPORT

JN read the Treasurers Report from the 2018 Annual Meeting including ending Balances, no discussion.
Motion to accept by DK, second by JH, all in favor, report accepted as read.

OLD BUSINESS

1. Deed Restrictions Update

DK provided background of committee work on changes which began about 2 years ago. The current status is that we are ready to get legal opinion as to how we can go about changing, modifying, and voting on new covenants. The Board is currently looking into engaging new law firm for this purpose. Once reviewed, we hope to proceed during 2020. Discussion from floor asking if public/members will be allowed to look at proposed changes and Board indicated yes, once we see how to proceed.

2. Community Building Report

JN covered all projects completed in 2019 which are covered in greater detail at monthly meetings.

3. Lakes, Parks and Dams Report

PK covered all projects completed in 2019 which are covered in greater detail at monthly meetings.

NEW BUSINESS

1. Approve 2020 Budget-

JN went over the proposed 2020 budget line items including explanations for those items with significant changes from 2019. Discussions included current clubhouse rentals, expected and unexpected maintenance on lakes, parks, dams.

Motion to accept by DK, second by PK, all in favor and Budget accepted as read.

2. 2020 Boat Dock Stickers – AM advised stickers would go out via mail or in person once annual fees are received by IMC. Will have Amanda/IMC send out eblast reminder.
3. Towing Update – AF advised newest company, QuikTow, performing satisfactorily and there has been reduction in abuse of the boat launch. Plans are to stay with QuikTow.
4. Community Building Improvements – JN went over the accomplishments in 2019 and discussed potential future improvements.
5. Lake and Parks Improvements – PK reviewed 2019 improvements and advised focus is to finish Little Lake Conroe dredging then move forward.
6. Restructure annual dues – JN discussed changing assessments to “per lot” from current system, but this has special requirements and may be addressed in Deed Restrictions revisions at later date.

ELECTIONS

Resident Emily Arce is Elections Committee chair, assisted by Amanda Mason/IMC.

1. Call for nominations – none from floor, no write-ins.
2. Introduction of Candidates – all candidates were present
3. Nominations closed – JF closed nominations.
4. Counting of ballots – committee counted and announced results as follows

OPEN SESSION

1. Voting - Resident asked about installing drop box for voting ballots at community building. This had been done in past but proved not to be secure. Voting can be done by mail, in person, email.
2. Feral Cats – Resident noted increased problem with them, the Board/Association has no authority and suggestions were for Animal Control, various rescues.
3. Activity Committee – DK discussed several community activities accomplished in 2019 and made motion to create Activity Committee with Amy White-Flores as head for 2020 and having budget item added annually.
 - a. JF seconded, all in favor and motion passed.
 - b. Amy discussed continuing Community Garage Sale, Easter event, Halloween, and Christmas events.

TELLERS REPORT

Amanda Mason announced tallies of ballots received and all 4 nominees passed.

ADJOURN MEETING- Motion to Adjourn 2:15PM by PK, second by DK, all in favor and motion carried.

