

20 amy
9/15

BOARD MEETING MINUTES

JULY 13, 2020

1. **CALL TO ORDER/INTRO BOARD**- AF called the meeting to order at 6:05PM, all members present except Lara Huffmaster and Joe Hamilton.
2. **MINUTES**- DK motioned to waive the reading of June minutes, all in favor, minutes accepted as written.
3. **FINANCIAL REPORT** – AF motioned to waive the reading of the July financials as members have copies. All in favor of accepting financials as written. AF reviewed current bank balances.
4. **RESULTS OF EXEC SESSION**- DK advised we have current board position opening for appointee. The Board decided not do so at this time, as annual elections soon. Continued discussion about Collections and Deed Restriction violations. We agreed to continue non-public meetings until COVID group restrictions lifted or changed.
5. **OLD BUSINESS**

A. LAKES, PARKS, DAMS-

LAKE TREATMENT – PK advised he is still looking into info and bid from another company. He also has done some research on carp but not until fall and we will discuss further then.

PARK SIGNS – AF – will work on design and wording. Additional “private rental” sign suggested by DK at community building to prevent intrusion while rented.

PAVILION – Tabled for 2021.

PARK ELECTRONIC SECURITY – Tabled for 2021.

DAM CLEARING – PK to be addressed for later this year.

BULKHEAD REPLACEMENT- DK – Tabled for 2021. Not getting responses from any of the major contractors.

FLAGS – DK – received and installed as needed, extra flags placed in office.

BOY SCOUTS PROJECT – Vote during month to contribute \$1000 of the

\$3,000 cost to project. IMC will pay Eagle Scouts.

611 CRYSTAL RIVER/HICKORY LAKE – PK suggested this be tabled this month.

ADDITIONAL TRASH CANS- DK has ordered trash only no recycle as public is not sorting it properly. Since Scouts cannot do trash, we will look at other options to get them moved out and back each week.

B. BUILDING COMMITTEE REPORT

BACK STORAGE ROOM FLOOR PROJECT – PK gave verbal quote of \$1,200 to Finish out storage room floor, remove a/c and close hole in wall and finish. He was requested to send written quote in.

RENTALS – DK – 1 in June, plus weekly church groups. July rental cancelled.

TV – In storage room, waiting on wall to be finish to mount.

C. TOWING COMMITTEE REPORT – DK presented log from July 4 weekend guard, traffic was unusually slow, 2 turned away, no tows. It is possible presence of the guard reduced non-residents coming in. Positive reaction from residents and seen on social media. We will consider doing on Labor Day weekend, Saturday and Monday per Board.

D. ACTIVITIES COMMITTEE REPORT-AF reports activities still suspended due to COVID. The Board agreed that residents who are not in good standing for maintenance fees should not be allowed to attend and we will be checking into methods to identify attendees.

E. ARCHITECTURAL CONTROL COMMITTEE REPORT – DK –

We issued 2 approvals in June: 418 Tejas Blvd, 616 St. Lawrence River. We get ongoing inquiries and emails from interested buyers/builders.

6. NEW BUSINESS:

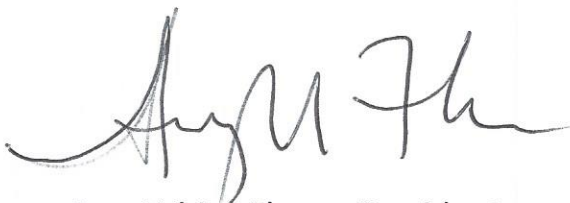
- A. Milkshake truck- AF explained there was social media post indicating the truck was going to be in LCF selling shakes. We had email discussion earlier and Board agreed we did not want to sponsor or approve commercial vendors of any type other than for our Association community events.
- B. Basketball court-DK advised there was an email request from an individual wanting to “use” our basketball court on weekly basis to

attract kids to healthy recreation, etc. The individual is not a resident of LCF. The Board voted no to this or any future similar request such as this.

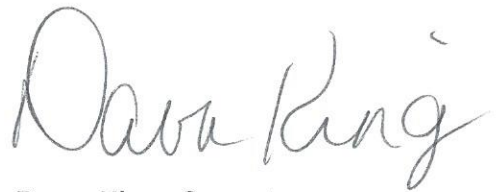
- C. Signorelli project Chapel Run- DK advised there are no current updates about this project; we heard he acquired additional acreage to increase size. We will continue to monitor this since the 5-acre tract at the end of Tejas is in LCF. Removing from future agenda.
- D. Website – AF discussed creating areas to post numbers for utility companies and things of interest to group, add goods and services type bulletin board, add “Newsletter” type area with photos. Board agreed, she will be working with Wes on this.
- E. Lake Conroe Association – DK discussed recently received correspondence regarding SJRA sunset hearing and importance of completing the survey they provided.
- F. Run ad on ND and FB for handyman-DK discussed finding a handyman to contact for projects as they come up. Board was not interested in doing this, AF suggested posting ad on social media might work but should include scope of what we want done.

7. **OPEN DISCUSSION:** None.

8. **ADJOURN MEETING:** AF adjourned meeting at 6:55PM



Amy White-Flores, President



Dava King, Secretary