

**WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC.
Board of Trustees Meeting Minutes**

February 28, 2024

The Walden on Lake Conroe Community Improvement Association, Inc. Board of Trustees met on February 28, 2024, for a regularly scheduled meeting.

The Trustees present were Scott Sustman, Karla Seidule, Ron Carroll, John McReynolds, Reynaldo Batista, Todd Kiefer and Lachele Rivera.

Also present were General Manager, Rusty Denner, and General Counsel, Trisha Farine.

CALL TO ORDER

The Board of Trustees convened Executive Session at 5:01 p.m. to discuss legal matters and appeals to the Board. Executive Session adjourned at 6:58 p.m.

DETERMINATION OF QUORUM

Trisha Farine confirmed all Board of Trustee members were present and quorum was reached.

MINUTES

A motion was made and seconded to approve the January meeting minutes as written. The minutes were unanimously approved.

Finance Committee Report – Ron Carroll

Ron Carroll provided an update on financials. The Board unanimously voted to approve the Finance Committee report.

Racquet Committee Report – Rusty Denner

Rusty Denner gave an update on the Racquet Committee.

Fitness Center Report – Rusty Denner

Rusty Denner gave an update on the Fitness Center.

The Board unanimously voted to purchase two utility vehicles and increase the budget for same in the amount of \$45,000.00.

The Board unanimously voted to purchase a deck mower with budgeted funds.

The Board unanimously voted to purchase a kitchen steamer with budgeted funds.

The Board unanimously voted to contract for repair lighting rework on the bulkhead and increase the budget for same in the amount of \$20,000.00.

The Board unanimously voted to contract for the removal of a rooftop air handler causing leaks and increase the budget for same in the amount of \$28,000.00.

The Board unanimously voted to instruct the Association's legal counsel to draft a proposed signage policy update.

SHERIFF'S REPORT

ATTORNEY UPDATE – Trisha Farine

GENERAL MANAGER REPORT – Rusty Denner

EXECUTIVE SESSION SUMMARY

1. Discussion and review of quotes on: 2 utility vehicles, deck mower, kitchen steamer, bulkhead lighting repair and removal of roof air handler
2. Discussion on possible sign policy update
3. General Manager Update

MEMBER'S COMMENTS/QUESTIONS

ADJOURNMENT

There being no further business, a motion was made and seconded that the meeting be adjourned. The motion was approved, and the meeting was adjourned at 8:21 p.m.

Respectfully Submitted,



Secretary