

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

**March 27, 2024**

The Walden on Lake Conroe Community Improvement Association, Inc. Board of Trustees met on March 27, 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 was General Counsel, Charles Daughtry. General Manager, Rusty Denner, was absent.

**CALL TO ORDER**

The Board of Trustees convened Executive Session at 5:06 p.m. to discuss legal matters and appeals to the Board. Executive Session adjourned at 7:00 p.m.

Regular Session convened at 7:00 p.m.

**DETERMINATION OF QUORUM**

Charles Daughtry confirmed all Board of Trustee members were present and quorum was reached.

**MINUTES**

A motion was made and seconded to approve the February 28, 2024, meeting minutes as written. The minutes were unanimously approved.

**COMMITTEE REPORTS**

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

**Racquet Committee Report** – John McReynolds presented the report.

**Fitness Center Report** – John McReynolds presented the report.

**SAFETY AND SECURITY UPDATE**

**RATIFICATION ON REMOVAL OF YACHT CLUB AIR HANDLER UNIT** – The Board voted to unanimously ratify the cost of removal of the air handler unit (\$28,000.00).

**RATIFICATION ON REWORK OF PENINSULA LIGHTS** – The Board voted to unanimously approve \$20,000.00.

**CONSIDERATION AND VOTE ON ACC APPEAL FOR VARIANCE #73340749 –**  
The Board denied the request for variance by a vote of 5 – 2.

**CONSIDERATION OF ENGINEERING REVIEW OF YACHT CLUB FACILITIES –**  
The Board approved going forward with a secondary assessment pending receipt of a written proposal from the contractor.

**REVIEW AND APPROVE UPDATED SIGN POLICY –** The Board voted to unanimously approve the policy as amended in Executive Session.

**ESTABLISHMENT OF A POLICY REVIEW COMMITTEE –** The Board voted to unanimously approve the establishment of a Policy Review Committee.

**ATTORNEY UPDATE –** Charles Daughtry

**GENERAL MANAGER REPORT –** Rusty Denner was absent attending a conference. The report was given by John McReynolds.

#### **EXECUTIVE SESSION SUMMARY**

- ACC appeal for Variance #73340749 – Denied.
- Discuss employee compensation and evaluation.
- Bluegill Energy brief of Yacht Club building conditions.
- Discuss final Sign Policy.
- Discuss Entergy easement requests.
- Discuss committee report presenters.
- General Manager update.
- Emergency passing of “Conduct Policy” for acceptable behavior of residents in Common Areas and Facilities (to be ratified in April’s open session).

#### **MEMBER’S COMMENTS/QUESTIONS**

Review submitted 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 7:47 p.m.

Respectfully Submitted,

  
Secretary