

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

July 24, 2024

The Walden on Lake Conroe Community Improvement Association, Inc. Board of Trustees met on July 24, 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 Counsel, Charles Daughtry, and General Manager, Rusty Denner.

CALL TO ORDER

The Board of Trustees convened Executive Session at 5:00 p.m. to discuss legal matters and appeals to the Board. Executive Session adjourned at 6:52 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 June 26, 2024, meeting minutes. The minutes were unanimously approved.

COMMITTEE REPORTS

Finance Committee Report – Ron Carroll provided an update on financials. There was unanimous approval of an \$8,037.65 expenditure for fitness equipment (multi-trainer) previously budgeted for last year.

Racquet Committee Report – Rusty Denner presented the report.

Fitness Center Report – Rusty Denner presented the report.

Policy Committee Report – John McReynolds presented the report. The report was unanimously approved.

Elections Committee Appointment – Reynaldo Batista, John McReynolds, and Karla Seidule were appointed to the Elections Committee. The appointments were unanimously approved.

APPROVAL AND RATIFICATION ON THE EXPENDITURE OF PICKLEBALL LIGHTS – A \$30,600.00 expenditure was ratified and approved with Reynaldo Batista voting against.

RATIFICATION OF THE DIGITAL BOARD REPAIR FOR NEW CONTROLLER – An expenditure of \$5,800.00 was unanimously ratified.

CONSIDERATION AND APPROVAL ON BOAT RAMP POLICY AND DEAD TREE REMOVAL POLICY UPDATES – The Boat Ramp Policy was unanimously approved. The Dead Tree Removal Policy was unanimously approved.

SAFETY AND SECURITY UPDATE – No report this month.

ATTORNEY UPDATE – Charles Daughtry

GENERAL MANAGER REPORT – Rusty Denner

EXECUTIVE SESSION SUMMARY

- Discuss Policies
 - a. Boat Ramp Usage and Parking Policy
 - b. Dead Tree Removal Policy
 - c. Policy Regarding Community Events and Programs
 - d. Exterior Lighting Policy
- Appoint Elections Committee
- Discuss Homeowner Letter
- General Manager update

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 8:54 p.m.

Respectfully Submitted,



Secretary