

**Walden on Lake Conroe Community Improvement Association, Inc.  
Annual Members' Meeting**

**Minutes**

**January 24, 2015**

The Walden on Lake Conroe Community Improvement Association, Inc. Board of Trustees and property owners met on January 24, 2015 for the Annual Members' Meeting at the Walden Yacht Club.

The following trustees were present: David Eargle President  
Barry Smith Vice President  
Carl Seidule Treasurer  
Sam Lincoln Secretary  
Larry King  
John Tricoli

**CALL TO ORDER**

David Eargle, President, called the meeting to order at 10:03 a.m.

**APPOINTMENT OF PARLIAMENTARIAN**

Barry Russak served as Parliamentarian after being appointed by Mr. Eargle.

**DETERMINATION OF A QUORUM**

Barry Russak reported a quorum was present with 1023 proxies and 81 members present.

**MINUTES**

The 2014 minutes were approved unanimously.

**IN MEMORIAM**

Ore Davis was recognized for his years of service and contribution to Walden.

**RECOGNITION OF ARCHITECTURAL CONTROL COMMITTEE MEMBERS**

Scott Sustman, General Manager, recognized Kay Cain, Don Earnest, Ed Gage, Bill King, John Tryon, and Earl Van Reenan for serving on the Walden Architectural Control Committee for 2013. Special Recognition was given to Hank Miller for his long time service.

### **RECOGNITION OF FINANCE COMMITTEE MEMBERS**

Scott Sustman, General Manager, recognized Ore Davis, Bob Leasure, Carl Seidule, Barry Smith and Jerry Thornton for serving on the Walden CIA Finance Committee for 2014.

### **WEMAT RECOGNITION**

Scott Sustman, General Manager, recognized Incident Commander Barry Smith, Janie Smith, Yvonne Romeo, Bill Holifield, Ernest Crane, and Jack Patton for their leadership in WEMAT.

### **RECOGNITION OF WALDEN SOCIAL NETWORK**

Scott Sustman, General Manager, recognized Bonnie Fell, President, Karla Seidule, Vice President, Diane Clark, Secretary, Kelly Nispel, Treasurer, Jackie Davis, Jon Forde, Greg Kohl, Jud Schleper, Roberta Scott, Linda Sustman, and John Tryon, Board Members for 2014. A Summary of WSN Activities was given.

### **RECOGNITION OF NEWLY ELECTED TRUSTEES**

Barry Smith and Danny McNease were welcomed as the newly elected trustees.

### **RECOGNITION OF WALDEN STAFF**

Scott Sustman, General Manager, acknowledged the Walden departments and each employee in each department of the Walden CIA, including the Yacht Club, Racquet Club, Fitness Center, Roadway and Grounds, and the Administrative staff for a job well done. He singled out Melvin Hill, who will be retiring on January 31 with 30 years of service.

### **SUMMARY OF ASSOCIATION ACTIVITY IN 2014**

Mr. Sustman recapped the Association Activities and Accomplishments in 2014 which included:

- Extension of the Hike and Bike Trail
- New Siding on the Administration Building.
- Improved Drainage at Administration Building parking lot.
- Re-forestation
- Yacht Club – New Courtesy Dock
- Racquet Club – Resurfacing of Four Courts and the Parking lot.
- Fitness Center – Average Attendance of 100-140 per day a New Balance Classes Offered.

### **CITIZEN OF THE YEAR**

Carl Seidule presented the 2014 Walden CIA Citizen of the Year Award to Janie and Barry Smith. Both were recognized for their involvement in WEMAT, Ladies Golf Association, Section 10 Board, the WCIA and other involvement in the community.

## **TREASURER'S REPORT**

Carl Seidule, Treasurer, presented the Association's financial report. He re-introduced the Finance Committee and mentioned they are a very active and involved committee. Barry Smith joined the committee after Ore Davis passed. The 2013 financial statements had been audited by Canady & Canady, and these are viewable at the Administration building. The 2014 audit would be conducted later this year. Mr. Seidule's presentation included a comparison of actual 2014 results to budget and to prior year. He also did a departmental three year comparison and explained 2014 capital expenditures. Maintenance fees were not increased for 2015, and a comparison of maintenance fees with other communities around the Lake was provided, showing Walden very competitive when comparing fees to amenities.

## **2015 OUTLOOK**

David Eargle discussed the items that may be addressed in 2015.

- Deed restrictions approved by Sections.
- Front Entrance Redesign
- Breakwater Grill Upgrade
- Replacement Management and Access Software
- Madeley Ranch School Family Recreation Area.
- Burditt Master Plan Projects.

## **RATIFICATION OF 2014 BOARD ACTIONS**

David Eargle asked for a motion to ratify all Board of Trustees actions in 2014. Motion to ratify was made and carried unanimously.

## **MANAGEMENT CHANGES**

David Eargle then explained that Scott Sustman, the GM since 2010, was going to retire on June 30, and that Susan Rash would be joining the Staff during April for a smooth transition. David thanked Scott his contribution to Walden, both as Trustee and GM. David introduced Susan, who has extensive experience in both city and community management. He encouraged members to introduce themselves to Susan.

## **MEMBER COMMENTS/QUESTIONS**

David Eargle asked for members' questions/comments. Time was given for members to speak to the Board on a variety of issues which were addressed by Mr. Sustman - including roads, street parking, a sandy beach area at the pool, the drainage ditch in front of Orbit, maintenance fees, marketing of WYC, deer feeding and trapping, new restrooms at the pool, speedbumps, cats, ACC approval of fence at Chippers Crossing and Lake Island, signage for WYC at Walden Rd. and 105, No Wake buoys, leash laws, timing on deed restriction changes, assessment throughout Walden being the same, a new adult pool and Tiki Bar, money to MISD, new home count, available lots, the cost of the new entrance, signage in Walden, the rumor of Walden Road being

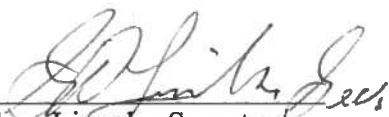
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widened, road bonds from the county, street lights, Walden fencing at the entrance and along Walden Road, mail box clusters, Section 7 fees and Board authority, and the casita on Pine Chase.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 11:39 AM.

Respectfully submitted,

  
Sam Lincoln, Secretary