

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

**Minutes
January 30, 2016**

The Walden on Lake Conroe Community Improvement Association, Inc. Board of Trustees and property owners met on January 30, 2016 for the Annual Members' Meeting at the Walden Yacht Club.

The following trustees were present:

Barry Smith	President
David Eargle	Vice President
Sam Lincoln	Secretary
Carl Seidule	Treasurer
John Tricoli	
Larry King	
Danny McNease	

CALL TO ORDER

Barry Smith, President called the meeting to order at 10:07 a.m.

APPOINTMENT OF PARLIAMENTARIAN

Barry Smith appointed John Tryon as Parliamentarian for the meeting.

DETERMINATION OF A QUORUM

John Tryon reported a quorum was present with 1040 proxies and 182 members present.

MINUTES - The 2015 minutes were read and approved unanimously.

INTRODUCTION OF SUSAN RASH, GENERAL MANAGER

RECOGNITION OF ARCHITECTURAL CONTROL COMMITTEE MEMBERS

Susan Rash, 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 2015.

RECOGNITION OF FINANCE COMMITTEE MEMBERS

Susan Rash, General Manager, recognized David Eargle, Bob Leisure, Carl Seidule, and Jerry Thornton for serving on the Walden CIA Finance Committee for 2015.

WEMAT RECOGNITION

Susan Rash, General Manager, announced that the WEMAT Annual Meeting would be held at the Yacht Club on April 2, 2016. He then recognized Incident Commander Barry Smith, Janie Smith, Yvonne Romeo, Bill Holifield, Ernest Crane, Jack Patton, and 150 additional volunteers for their leadership in WEMAT.

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RECOGNITION OF WALDEN SOCIAL NETWORK

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

RECOGNITION OF RE-ELECTED TRUSTEES

Carl Seidule and John Tricoli were welcomed as the newly re-elected trustees.

RECOGNITION OF WALDEN STAFF

Susan Rash, General Manager, recognized the Walden departments and individually, by name, each employee in each department of the Walden CIA, including the Yacht Club, Racquet Club, Fitness Center, Roadway and Grounds, and the Administrative staff, and thanked them for a job well done.

SUMMARY OF ASSOCIATION ACTIVITY IN 2015

Barry Smith, President, recapped the Association Activities and Accomplishments in 2015 which included:

- Yacht Club Pool - Shade Structure over the Wading Pool
- Racquet Club
 - Installed LED lighting on Courts 1 & 2
 - Refurbished walkways and drainage near Courts 1 & 2
 - Shade Structure
 - Resurfacing Courts 13 – 16 (to be completed Jan '16)
- Administration Building
 - Front and Rear Entrances redone with an ADA ramp installed at the Rear Entrance
 - Software, Security System, and Equipment upgrades
- Common Area – installed two baseball and two soccer fields in conjunction with Madeley Ranch School
- Fitness Center
 - Average attendance between 60 and 160 per day, average of 129 on weekdays and 60 on weekends
 - 3 types of training programs: Personal, Small Group, and Group Fitness
 - New Night Classes will be added in 2016.

COMMITTEE REPORTS

TREASURER’S REPORT

Carl Seidule presented the year ending December 31, 2015 unaudited report.

Finance Committee - Carl Seidule, Treasurer, reported the Association’s financial report had been audited by Canady & Canady. He informed the members the audited financial statements for 2014 were available at the Administration office for review. Mr. Seidule presented the financial results for 2015 including a review of the 2015 Operating Results, 2015 Budget vs. Actual, Actual 2015 vs. 2014, 2015 Maintenance Fees, Capital Expenditures, and the 2015 Summary. He also presented a Comparison of Maintenance Fees with area Lake Communities.

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RATIFICATION OF 2015 BOARD ACTIONS

Barry Smith asked for a motion to ratify all Board of Trustees actions in 2015. Motion to ratify was made from the floor and carried with a voice vote.

OTHER BUSINESS

Carl Seidule presented the 2015 Walden CIA Citizen of the Year Award to John and Gaby Tryon. Both were recognized for many years of volunteer service and involvement in the community.

OUTLOOK FOR 2016 AND BEYOND

Projects currently underway in 2016 include projects at the Racquet Club, Yacht Club, and Maintenance Building. Scott Sustman is facilitating the adoption of new Deed Restrictions. A new website will be available in early 2016. The Front Entrance Enhancement Project will be completed in 2016.

MEMBER COMMENTS/QUESTIONS

Barry Smith asked for members’ questions/comments. Time was given to Members to speak to the Board on a variety of issues including the widening of Walden Road, the information booth on Walden Road, deer trapping, updated lighting, safety on Walden Road – specifically crosswalks and traffic lights, signage for political candidates, drainage problems resulting from road construction, the Breakwater Grill, the addition of another pool or adult hours at present pool, upgrading thw fence along Walden Road, recycling, security issues, building permits, mosquito control, potholes, water standing on vacant lots, Pickleball, demographic update, water feature at entrance, the formation of a fiscal oversight committee, filming or recording of Board meetings, feral cat issue, solar panels, deed restriction violations, the condition of The Management Company sign on Walden Road, and the possibility of adding a covered area for community use.

ADJOURNMENT

There being no further business, the meeting adjourned at 12:26 pm.

Respectfully submitted,

Sam Lincoln, Secretary