

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

**Minutes
January 28, 2017**

The Walden on Lake Conroe Community Improvement Association, Inc., Board of Trustees and property owners met on January 28, 2017, for the Annual Members' Meeting at the Walden Yacht Club.

The following Trustees were present:

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

Trustee Larry King was absent. David Eargle recognized him for all the hours and hard work he dedicated to the Walden Front Entrance project.

CALL TO ORDER

David Eargle, President, called the meeting to order at 10:02 a.m.

INTRODUCTION OF THE BOARD OF TRUSTEES

RECOGNITION OF RE-ELECTED AND NEWLY ELECTED TRUSTEES

David Eargle and Sam Lincoln were welcomed as the newly re-elected Trustees. Nicholas Cannistra was welcomed as a newly elected Trustee.

ANNUAL MEETING AGENDA AND EXPECTATIONS

David Eargle introduced the Annual Meeting Agenda, announcing Danny McNease as moderator and reviewing meeting technicalities.

APPOINTMENT OF PARLIAMENTARIAN

David Eargle appointed Scott Sustman as Parliamentarian for the meeting.

DETERMINATION OF A QUORUM

Scott Sustman reported a quorum was present with 872 proxies and 136 members present.

MINUTES – The 2016 minutes were read and approved unanimously.

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INTRODUCTION OF DAVID HARTMAN, GENERAL MANAGER

RECOGNITION OF WALDEN STAFF BY CATEGORY

David Hartman, General Manager, recognized the following employees who have been employed for 30 years or more: Larry Finke, Cynthia Keasling, Claudio Garcia, Alfredo Solis, Sterling Jackson, and Emilio Barrera.

David Hartman, General Manager, recognized the following employees who have been employed for 20 to 30 years: Ray Davis, Jimmy Sander, Yasser Nasr, Rene Barba, Juana Gomez, Jose Lopez, Javier Moran, and Juan Ventura.

David Hartman, General Manager, recognized the following employees who have been employed for 10 to 20 years: Larry Crenshaw, Jodi Christi, Miguel Abraham, Pablo Martinez, Samuel Moreno, Augustin Chacon, Rick Adams, Miguel Solis, and Joe Rosa.

SUMMARY OF ASSOCIATION ACTIVITY IN 2016

David Eargle, President, recapped the Association Activities and Accomplishments in 2016, which included improvements at the Racquet Club, the Yacht Club, the Common Area, and the Fitness Center.

COMMITTEE REPORTS

TREASURER’S REPORT

Carl Seidule presented the year ending December 31, 2016, unaudited report.

RATIFICATION OF 2016 BOARD ACTIONS

David Eargle asked for a motion to ratify all Board of Trustees actions in 2016. Motion to ratify was made from the floor and carried with a voice vote.

OTHER BUSINESS

Carl Seidule presented the 2016 Walden CIA Citizens of the Year Award to David Eargle. He was recognized for many years of volunteer service and involvement in the community.

OUTLOOK FOR 2017 AND BEYOND

Danny McNease presented projects for 2017, to entail developing green areas for common use (walking trails, benches, pet area), adding playground equipment in greenspaces, adding lighting along Walden Rd. and at major intersections, development of Lakeside Activity area (Pavilion, picnic area, playground), and Walden Rd. Wayfinding including planting trees and improving signage and lighting. Projects at the Yacht Club will include restaurant operation hours and menu selections expansion, and take out services to accommodate more Walden families, marketing to increase revenue and usage, and a full roof replacement for the building. Administrative projects will entail renovation and cleanup of the interior of the Maintenance building, including bringing it up to ADA requirements, and the repairs of the Administration building’s sinking foundation and roof. The Racquet Center will have lights replaced on courts 9 - 10.

Danny McNease presented updates within the Burditt Master Plan Recommended Projects:

- Add playgrounds – ongoing
- Greenspace preservation – ongoing
- Walden Road Wayfinding (plant trees, improve signage, update the Front Entrance) – ongoing.

MEMBER COMMENTS

David Eargle asked for members’ questions/comments. Time was given for members to speak to the Board on a variety of issues.

ADJOURNMENT

There being no further business, the meeting adjourned at 12:17 p.m.

Respectfully submitted,

San Lincoln, Secretary