

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

**Minutes  
January 25, 2020**

The Walden on Lake Conroe Community Improvement Association, Inc., Board of Trustees and property owners met on January 25, 2020, for the Annual Members' Meeting at the Walden Yacht Club.

The following Trustees were present:

- David Eargle
- Barry Smith
- Ron Carroll
- Sam Lincoln
- Nick Cannistra

**CALL TO ORDER**

David Eargle, President, called the meeting to order at 10:00 a.m.

**APPOINTMENT OF PARLIAMENTARIAN**

David Eargle appointed Charles Daughtry as Parliamentarian for the meeting.

**DETERMINATION OF A QUORUM**

Charles Daughtry reported a quorum was present.

**MINUTES**

The 2019 minutes were read and approved unanimously.

**BOARD PRESIDENT'S REPORT**

David Eargle reported on the repairs and upkeep of facilities.

Further, it was noted that Walden's amenities and fiscal health are in the best shape in the community's history. Walden has kept the annual association assessment at \$950.00 for 10 years. Walden continues to invest in new projects that maintain and increase property values. Walden's operation is cash flow positive. Walden has no debt, and has added to its repair and replacement reserve funds as required. Walden strives to collect 100% of its annual association fees. Walden interfaces with law enforcement to keep the community as safe as possible.

Finally, it was noted that the Board vigorously defends the \$950.00 annual association fees, and that that it lives within its means.

**CITIZENS OF THE YEAR AWARD**

Carl Seidule advised that Katherine and Joe Shlepper were recognized for their outstanding volunteer service and involvement in the community in 2019.

**STOP THE DROP PRESENTATION**

Mike Blyer conducted this presentation.

**RECOGNITION OF VOLUNTEERS**

David Hartman and the Board recognized the many wonderful volunteers that helped in 2019.

**WALDEN FOLLIES**

Kym Harris presented information on this topic.

**ACKNOWLEDGEMENT OF STAFF**

David Hartman recognized the many years of service of his dedicated staff.

**SUMMARY OF ASSOCIATION ACTIVITY IN 2019**

David Hartman recapped the Association Activities and Accomplishments in 2019, which included improvements and repairs to the roadways and grounds, the Fitness Center, the Fitness Pool and Racquet/Fitness Center Complex, the Racquet Center, and the Lakeside Activity Complex.

**TREASURER’S REPORT**

Ron Carroll presented the year ending December 31, 2019, unaudited report. The 2018 audit was satisfactory in all regards. Canady & Canady, P.C., Certified Public Accountants, will conduct the 2019 audit.

**OUTLOOK FOR 2020: ONGOING AND FUTURE PROJECTS**

Nick Cannistra presented information regarding 2020 projects concerning the Lakeside Activity Complex, the Racquet Center, green space, Walden Road, Raintree Circle, and the dog park. Future projects for 2020 and beyond were also mentioned.

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**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 12:30 p.m.

Respectfully submitted,

  
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Ron Carroll, Secretary