

Walden on Lake Conroe

COMMUNITY IMPROVEMENT ASSOCIATION INC.

ANNUAL MEETING

JANUARY 28, 2023



Board of Trustees President

DR. BARRY SMITH



2022 Board of Trustees

- ▶ Scott Sustman– Vice President
- ▶ Ron Carroll –Treasurer
- ▶ Karla Seidule – Secretary
- ▶ David Eargle - Trustee
- ▶ Tara Agen – Trustee
- ▶ Nick Cannistra – Trustee

Agenda

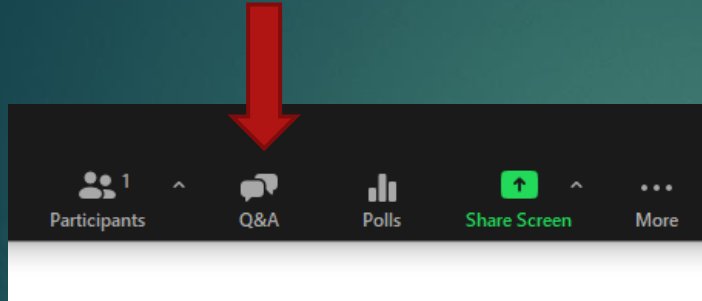
- ▶ Meeting Technicalities – Barry Smith
- ▶ Board President Report – Barry Smith
- ▶ Citizen of the Year Award – Karla Seidule
- ▶ Recognition of Volunteers – Rusty Denner
- ▶ Walden Follies – Linda Sustman
- ▶ Sheriff Report – Lt. Clay Swilling
- ▶ Acknowledgement of Staff – Rusty Denner
- ▶ Summary of 2022 Association Activities – Rusty Denner
- ▶ Planned Projects for 2023 – Rusty Denner
- ▶ Treasurer's Report – Ron Carroll
- ▶ Member Questions and Answers
- ▶ Adjourn



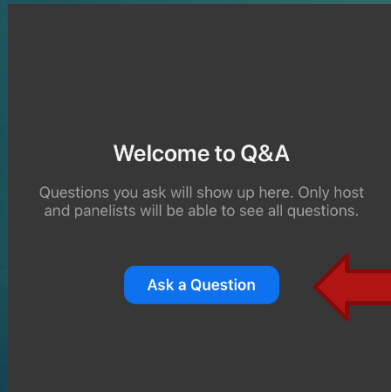
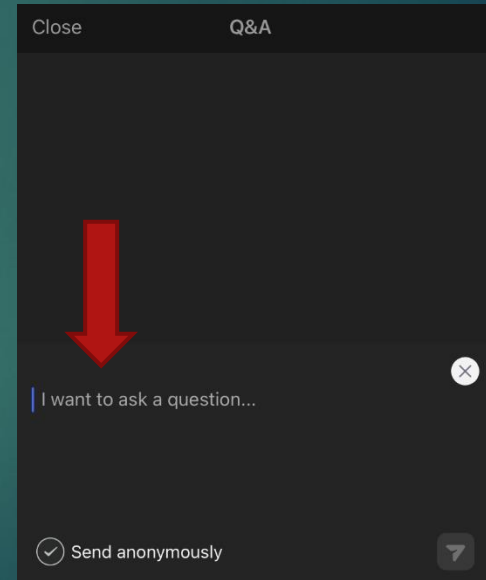
How to Submit a Question in ZOOM

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1. Click on the Q&A feature at the bottom of your Webinar.



3. Type your question here



2. To submit a question, click here



Meeting First Steps

- ▶ Appointment of Parliamentarian
(Charlie Daughtry)
- ▶ Determination of Quorum
(Charlie Daughtry)
- ▶ Approval of Minutes – Charlie Daughtry

Note: Parliamentarian will control process of Q&A



Results of Annual Trustee Election Three - 3 Year Term (2023, 2024, 2025)

- ▶ Karla Seidule - Re-Elected
- ▶ Reynaldo Batista – Elected
- ▶ John McReynolds – Elected



THANK YOU

Tara Agen and David Eargle for your
years of service to the Walden Board of
Trustees and our residents



President's Report

Board President Report

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GOAL: Maximize property values for residents

1. We live within our budget by:
 - a. Collecting 100% of our annual association fees to be fair to all residents .
 - b. Saving for a rainy day (Reserve Fund). **We have no debt!!**
2. Maintain and repair existing facilities (many are approaching 50 years old)
3. Endeavor to budget new capital projects consistent with our long-range community development plan.
4. Interface with law enforcement to keep community safe.



2022 Citizen Of The Year

PRESENTED BY

KARLA SEIDULE



Committee Members who helped select this year's recipients:

Susan Johnson – LAW President

Peter Livingston – Men's Association President

Brenda Badgett and John Tryon – Co-Chairs for
WSN Committee



CITIZENS

of the Year

Jack and Caryn Patton



General Manager

RUSTY DENNER



Recognition of 2022 Volunteers

Architectural Control Committee

Members

- ▶ Bill King
- ▶ John Tryon
- ▶ Amber Gibson
- ▶ Mike Berger
- ▶ Margie Barlow
- ▶ Ed Gage

Thank you Don Earnest for your years of service to Walden's ACC Committee.



Recognition of 2022 Volunteers Finance Committee Members

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- ▶ Ron Carroll (Chair)
- ▶ Tara Agen
- ▶ Barry Smith
- ▶ Dave Holt



Recognition of 2022 Volunteers Walden Racquet Center Committee

- ▶ Bill Mondshine
- ▶ Karen Burnley
- ▶ Tim Schier
- ▶ Jennifer Breckon
- ▶ Jan Larson
- ▶ Randy Moravec
- ▶ James Burns
- ▶ RJ Wetzel



Recognition of Volunteers

Walden Emergency Management Action Team (WEMAT)

- ▶ Barry Smith
 - ▶ Bruce Marine
 - ▶ Janie Smith
 - ▶ Yvonne Romeo
- ▶ 75 additional volunteers



Recognition of Volunteers

Walden Social Network

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- ▶ Brenda Badgett, Co-Chair
- ▶ Roy Badgett
- ▶ Howard Catlett
- ▶ Peggy Catlett
- ▶ Jacki Davis
- ▶ Jon Forde
- ▶ Linda Sustman
- ▶ Rita Hinds
- ▶ Peter Livingston
- ▶ Jud Schleper
- ▶ Karla Seidule
- ▶ John Tryon, Co-Chair
- ▶ Paulie Geiselhart
- ▶ Carolyn Shulman
- ▶ Todd Kiefer



Walden Follies

President
Linda Sustman



The Walden Follies will be performing at
Walden's Lakeview Dining on
March 2nd, 3rd and 4th.

General tickets go on sale February 1st.
Purchase tickets through the website at
waldenfollies40.com



Lt. Clay Swilling

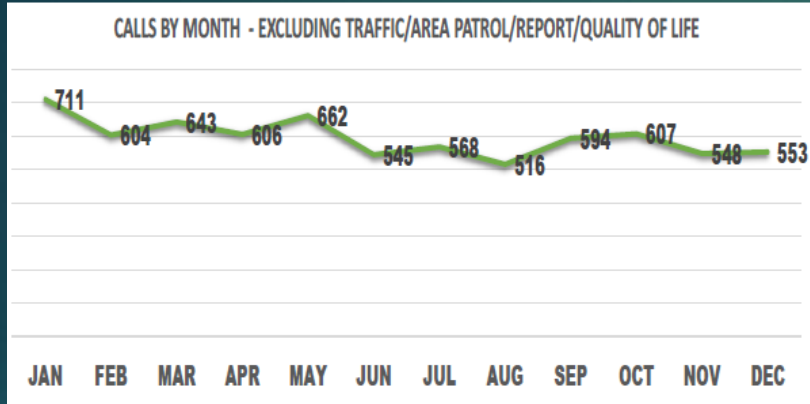
MCSO DISTRICT 5

PATROL

WALDEN REPORT

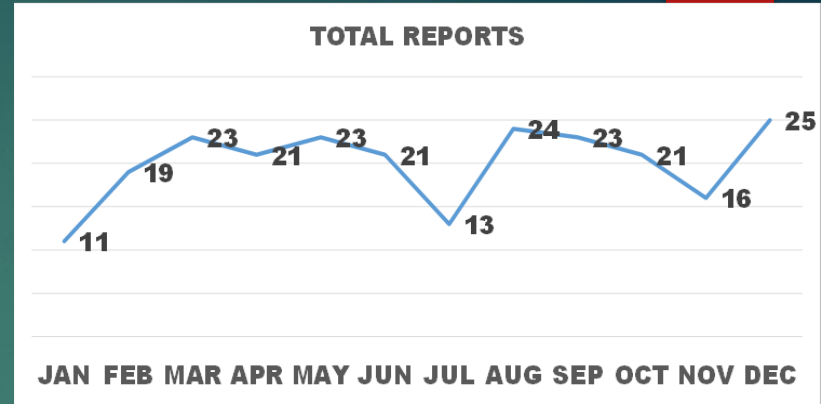
2022

CALLS BY MONTH

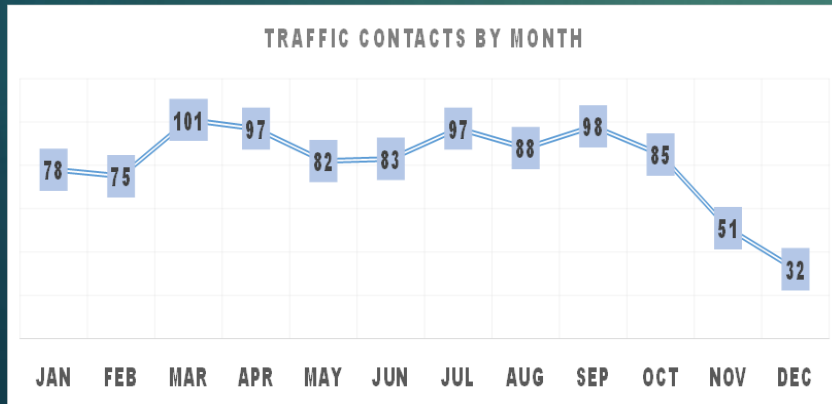


REPORTS BY MONTH

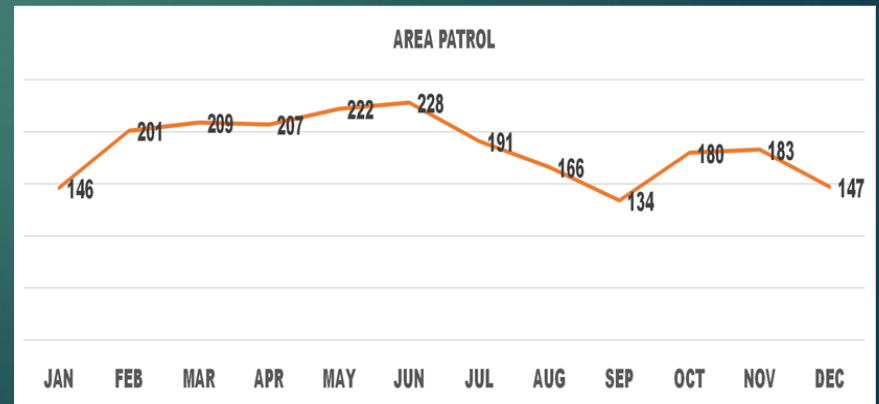
24



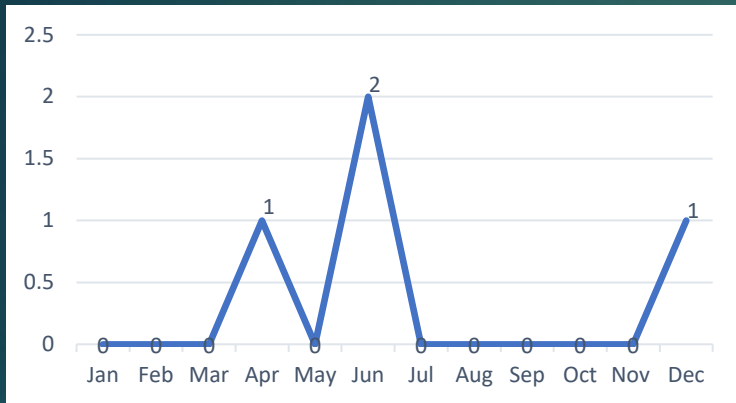
TRAFFIC CONTACT BY MONTH



AREA PATROLS BY MONTH

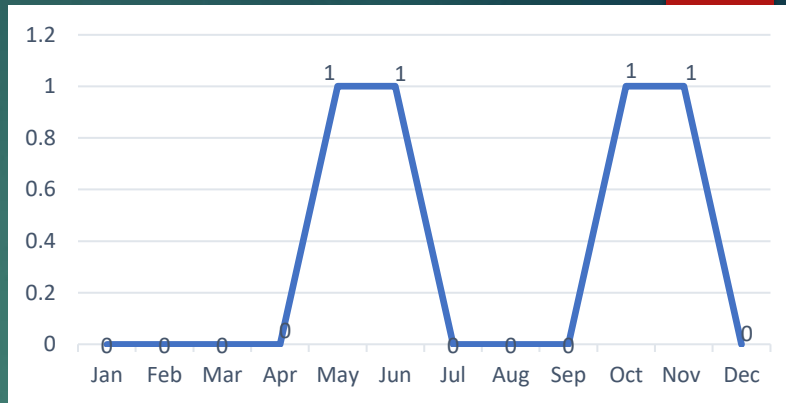


QUALITY OF LIFE OFFENSE BURGLARY

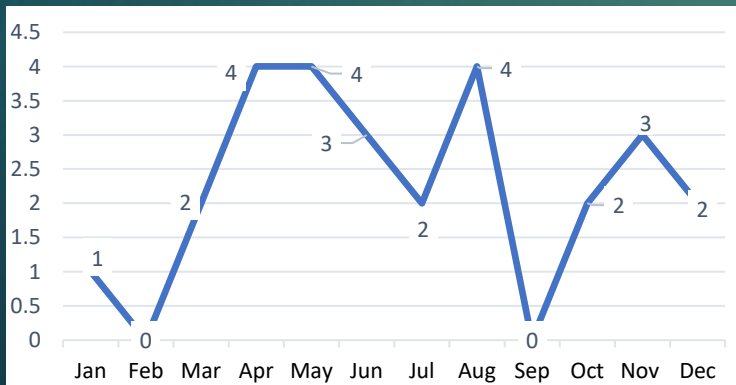


QUALITY OF LIFE OFFENSE BURGLARY OF VEHICLE

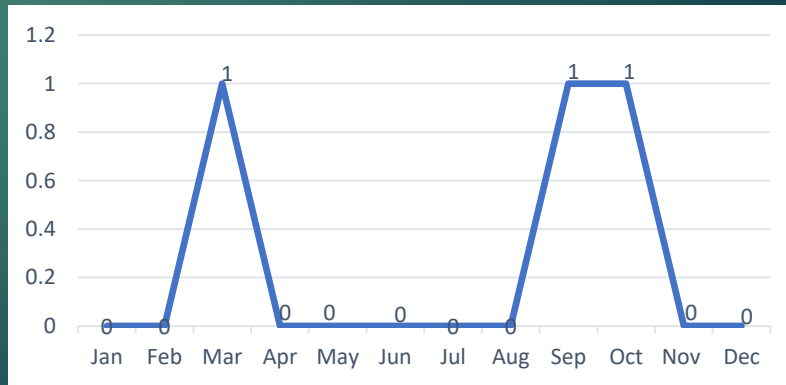
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QUALITY OF LIFE OFFENSE THEFT



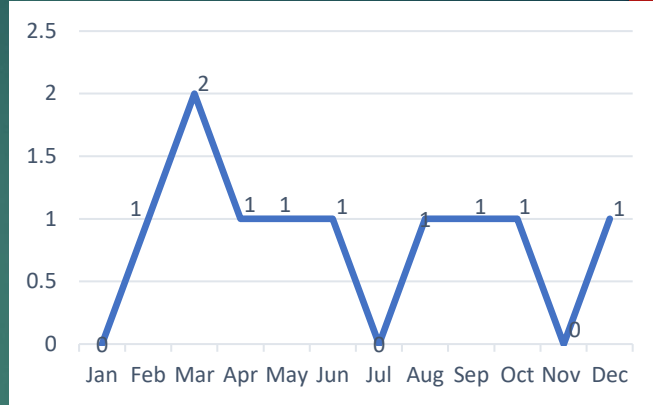
QUALITY OF LIFE OFFENSE THEFT OF VEHICLE



NO ROBBERIES REPORTED DURING 2022

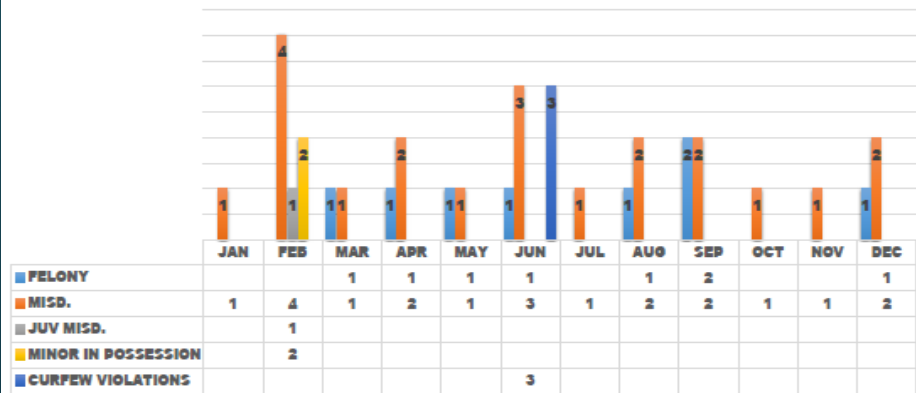
CRIMINAL MISCHIEF

26



ARRESTS BY MONTH

WALDEN ARRESTS



Staff Acknowledgements

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Walden CIA is made up of the following departments.

Administration / Accounting / Maintenance -	12 FT
ACC / Deed Restrictions –	5 FT
Road and Grounds –	18 FT
Food and Beverage / Banquets–	21 FT

Kristie Reid – Racquet Center Director

Matthew Parra – Fitness Director

*FT = Full Time



Staff Acknowledgements

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Employees who have been with Walden
30 years or more:

Rene Barba
Emilio Barrera
Jose Lopez

Arthur Sander
Alfredo Solis
Javier Moran



Staff Acknowledgements

29

Employees who have been with Walden
20 to 30 years:

Ray Davis

Rodolfo Solis

Laura Moran

Juan Ventura

Miguel Abraham

Jodi Chistie



Staff Acknowledgements

30

Employees who have been employed for
10 to 20 years:

Agustin Chacon

Baltazar Armas

Miguel Solis

Agustin Licea



Remembering Luis E. 'Waldo' Molina

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Waldo Molina passed away on August 4, 2022, after a long battle with cancer and other issues that came with it.

Waldo worked in Human Resources for 3 years and was loved by all for his sense of humor and his love for music which he would display at many of the office birthdays.

Walden Racquet Center Managed by Cliff Drysdale Tennis

TENNIS

- ▶ 16 Social Events hosted
- ▶ Tennis 101 brought 50 new members
- ▶ Currently 7 North Country Women's Teams
- ▶ Hosted National Husband/Wife Charity event
- ▶ Junior Tennis continues to thrive
- ▶ Walden won the Lake Conroe Cup



Racquet Center – cont.

PICKLEBALL

- ▶ Pickleball 101 brought 60 new players
- ▶ Pickleball beginners league formed
- ▶ Continue to host large Pickleball tournaments
- ▶ Walden won Lake Conroe Pickleball Cup



Fitness Center

Managed by Risher, Inc

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Fitness Director – Matthew Parra

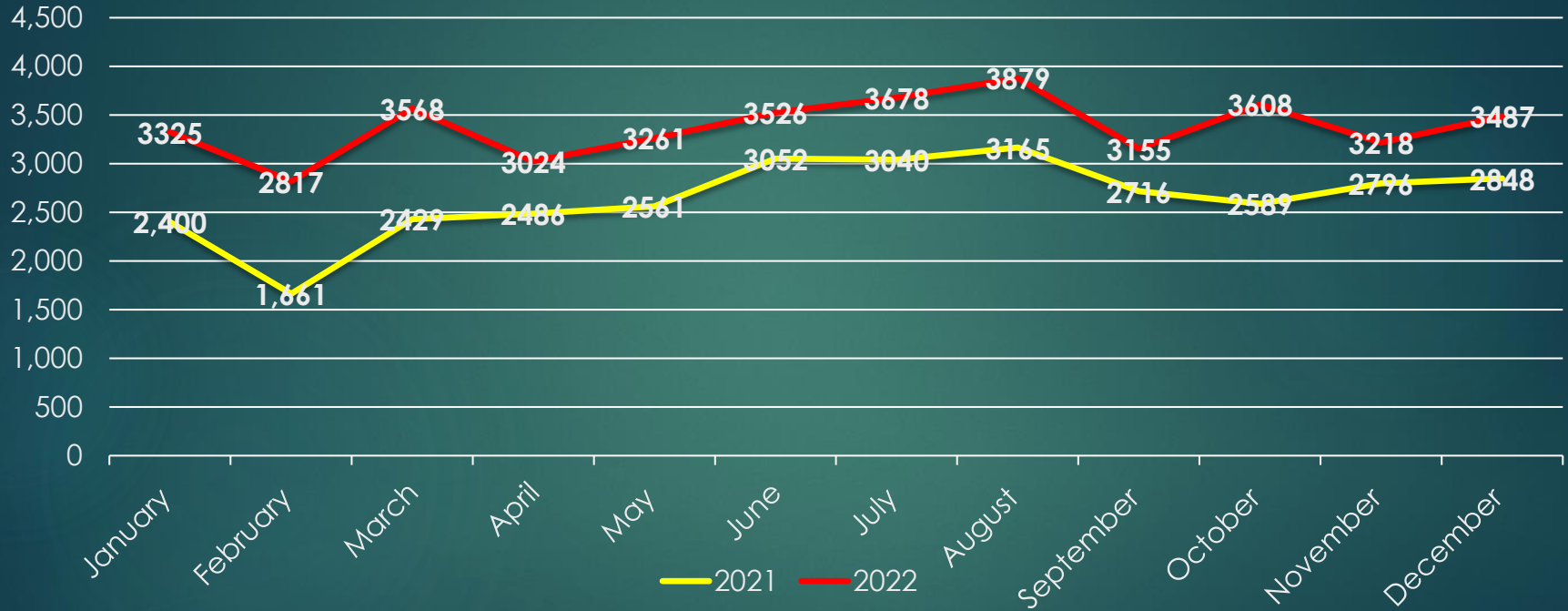
Group Fitness – Carolyn Jones, Stacy Tipton, & Erin Smith

Training Staff – Matthew Parra & Erin Smith

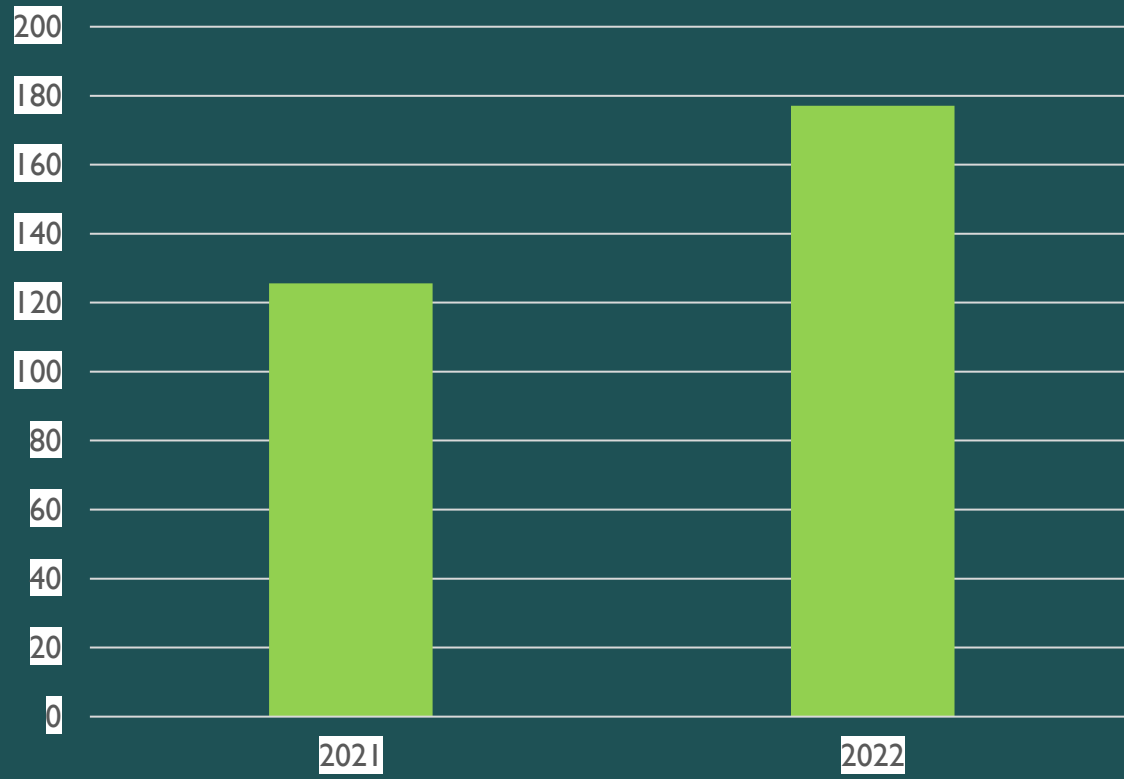
Front Desk Staff – Carole Keplin, Nathaniel Guillory, Eileen Mood, Brett Morris, Debbie Nelis, Catherine Ray, & James Richarme

Attendance 2021-2022

35



Group Fitness Participation



GROUP FITNESS CLASSES JAN 2023
✉ matthew@risherco.com

YOGA 8:30 AM
MON/WED/FRI

WOMEN'S SENIOR FITNESS 9:00 AM
TUES/THURS

BOOTCAMP 9:00 AM
SAT

HIGH INTENSITY INTERVAL TRAINING 6:15 PM
TUES/THURS

EVENTS

- ▶ 6-on-6
- ▶ Round-Robin tournament + Wildcard and Championship rounds
- ▶ 9 total teams + officials + spectators
- ▶ Door prizes and First-place gifts provided by the Fitness Center and A2Round



Recent/Upcoming Plans

- ▶ Treadmills – Replaced in December 2022
- ▶ Strength Equipment and Ellipticals will be evaluated in 2023
- ▶ Fitness Center now accepts all major credit cards (by way of CLOVER)
- ▶ Social Media presence (Instagram)

Association Activities (Completed Projects)

2022



Summary of 2022 Projects

- ▶ Resurfaced 4 tennis courts.
- ▶ Replaced gutters on covered courts.
- ▶ Replaced 5 treadmills in Fitness Center
- ▶ Purchased new trucks for Roadway, Maintenance and Deeds.
- ▶ Replaced the A/V in the Lakeview Dining.
- ▶ Repairs to Aspen boat ramp



Summary of 2022 Projects-cont.

- ▶ Purchased towable boom-lift for maintenance
- ▶ Repaired bulkhead behind Yacht Club
- ▶ Replaced multiple awnings from an early year storm.
- ▶ Installed new computer server and currently working on upgrade to software
- ▶ Replaced kitchen equipment (range, stove, coolers)

Planned Projects for 2023

Presented By
Rusty Denner



Projected Projects for 2023

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Yacht Club

- ▶ Replace the interior and exterior elevators
- ▶ Make repairs to exterior of patio and seal and repair deck and soffits
- ▶ Replace pool furniture and chaise loungers

Racquet/Fitness Center

- ▶ Resurface 4 courts and replace windscreens
- ▶ Replace camera system
- ▶ Change filter system on fitness pool



Projected Projects for 2023- cont.

44

General Administration/Maintenance

- ▶ Add storage unit

*Projected total expenditure: \$381k



Treasurer's Report

YEAR ENDING

DECEMBER 31, 2022

(UNAUDITED)

RON CARROLL



Audits

- ▶ 2021 Audit was satisfactory in all regards. The report is available for review at the WCIA Office
- ▶ 2022 audit will be completed by:
Canady & Canady P. C.
Certified Public Accountants



2022 Association Fees

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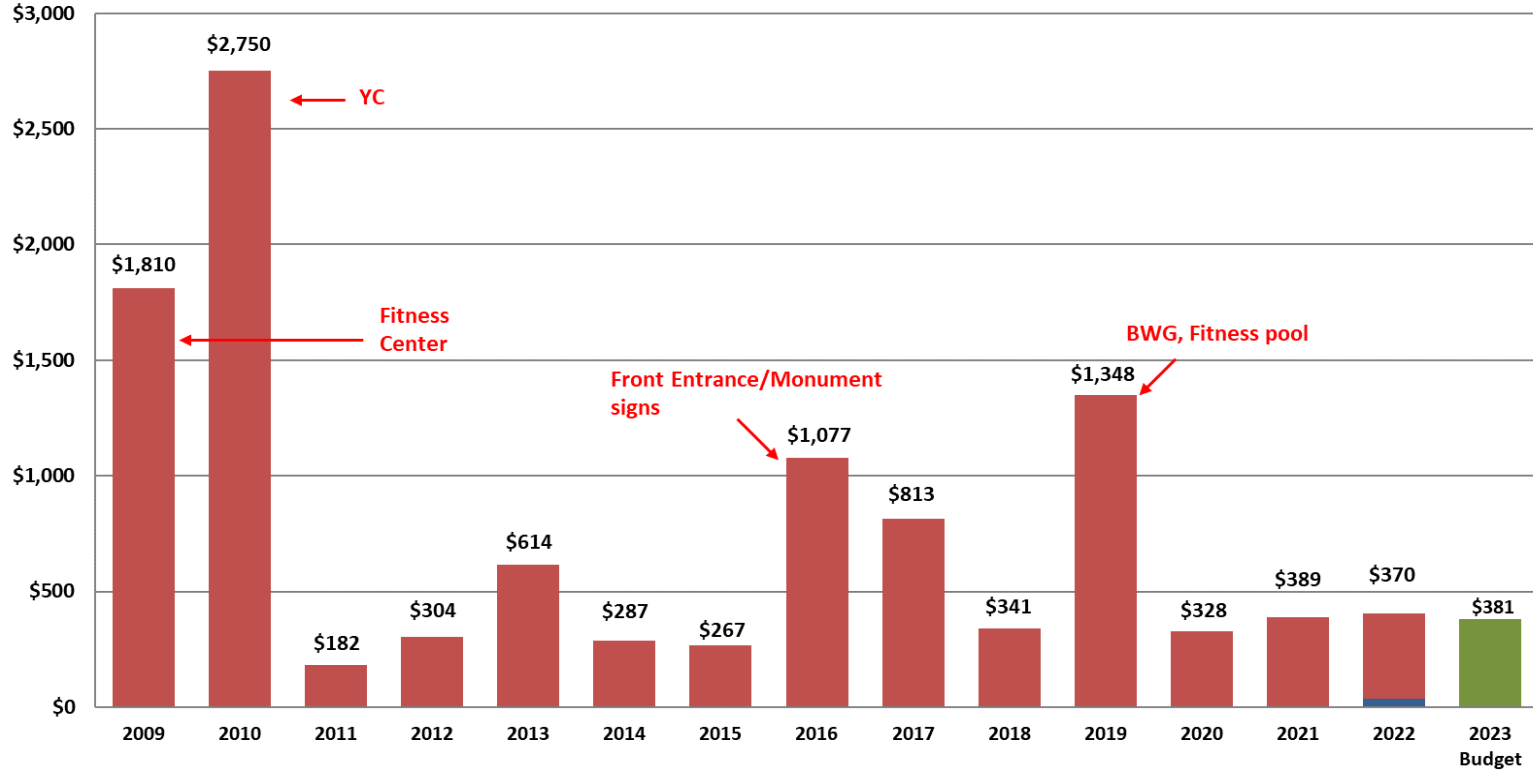
<u>Component</u>	<u>Total</u>	<u>Per Lot</u>
Operating Budget	\$4,118,327	\$914
Reserve & Replacement Fund	\$614,653	\$136
TOTAL	\$4,732,980	\$1,050

2022 Reserve & Replacement Expenditures

Roadway & Grounds	\$44,913
Racquet Center	\$37,167
Fitness Center	\$40,899
General & Administration	\$155,954
Walden's Lakeview Dining	<u>\$54,662</u>
TOTAL	\$333,595

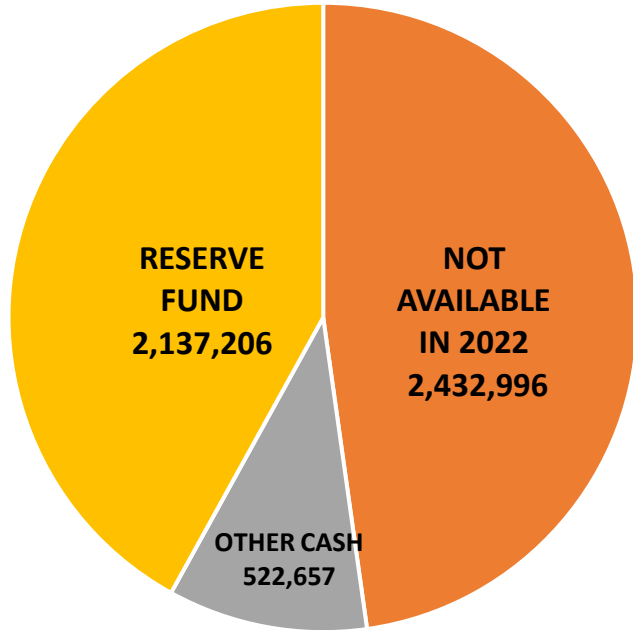
Annual Reserve & Replacement Expenditures (\$ in 000's)

■ 2023 Budget \$381K
■ 2022 Deferred \$36K

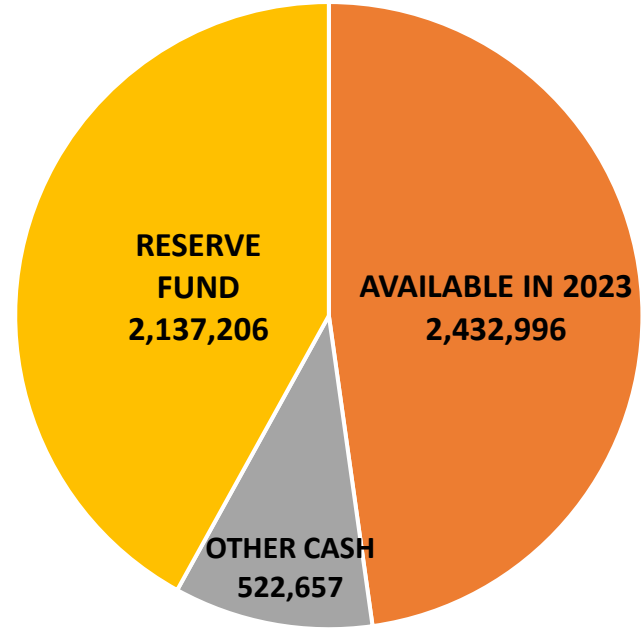


Total Investment from 2009-2023 \$11.3M

WCIA Cash as of 12/31/2022



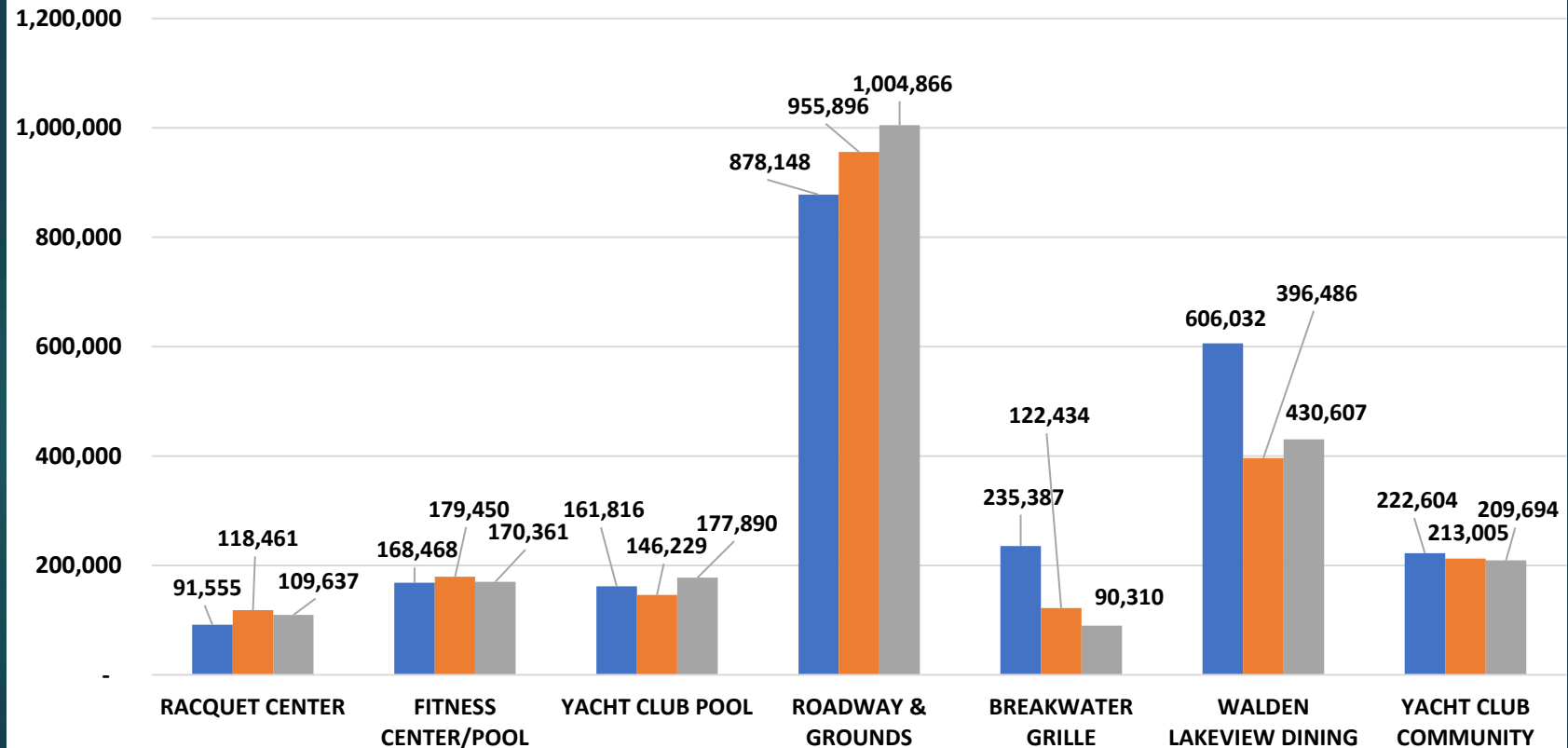
WCIA Cash as of 1/1/2023



Amenities Net Cost

Actuals vs Budget

■ 2021 ACTUAL ■ 2022 ACTUAL ■ 2022 BUDGET



WALDEN CIA YEAR END COMPARISONS 2022 Actual vs Budget

	2022 Budget	2022 Actuals Unaudited	Variance-2022 Budget vs.2022 Actual unaudited
<u>MAINTENANCE FEE REVENUE</u>	4,732,980	4,669,340	(63,640)
<u>SALES TOTAL</u>	1,934,290	1,949,422	15,132
<u>COST OF SALES TOTAL</u>	677,054	750,207	(73,153)
<u>OPERATING EXPENSES TOTAL</u>	6,476,831	6,208,518	268,313
<u>OTHER INCOME TOTAL</u>	1,101,268	1,264,811	163,543
<u>COMBINED (EXCESS) DEFICIT OF <REVENUES OVER EXPENSES></u>	614,653	924,848	310,195

WALDEN CIA YEAR END COMPARISON

2021 vs 2022

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	2022 Actuals Unaudited	2021 Actual Audited	Variance-2022- Unaudited Actuals vs. 2021 Actual Audited
<u>MAINTENANCE FEE REVENUE</u>	4,669,340	4,298,901	370,439
<u>SALES TOTAL</u>	1,949,422	1,903,997	45,425
<u>COST OF SALES TOTAL</u>	750,207	736,232	(13,975)
<u>OPERATING EXPENSES TOTAL</u>	6,208,518	6,421,519	213,001
<u>OTHER INCOME TOTAL</u>	1,264,811	1,185,207	79,604
<u>COMBINED (EXCESS) DEFICIT OF <REVENUES OVER EXPENSES></u>	924,848	230,354	694,494

COMPARISON OF FEES

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	Walden	April Sound	Bentwater	Grand Harbor
Community	\$ 1,150.00	\$ 1,031.00	\$ 1,186.00	\$ 1,300.00
Social Membership	Inc.	\$ 936.00	Inc.	N/A
Tennis/Exercise	Inc.	\$ 1,860.00	\$ 2,880.00	N/A
Total	<i>\$ 1,150.00</i>	<i>\$ 3,827.00</i>	<i>\$ 4,066.00</i>	<i>\$ 1,300.00</i>

Membership Questions

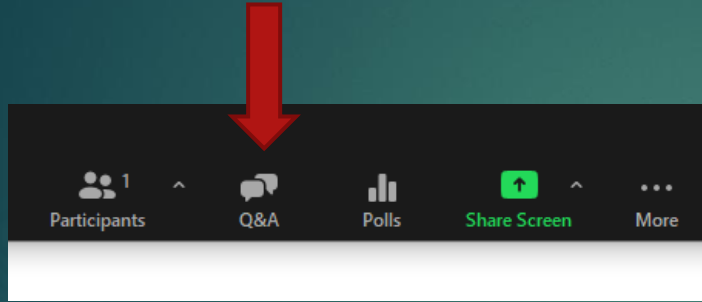
- Must Be A Current Walden Property Owner
- Please State Your Name And Property Address



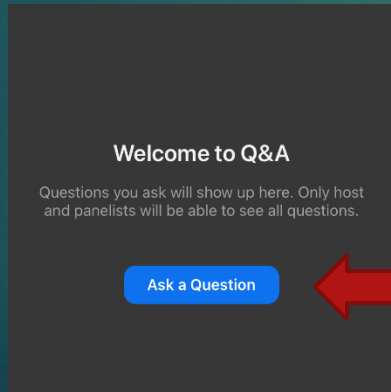
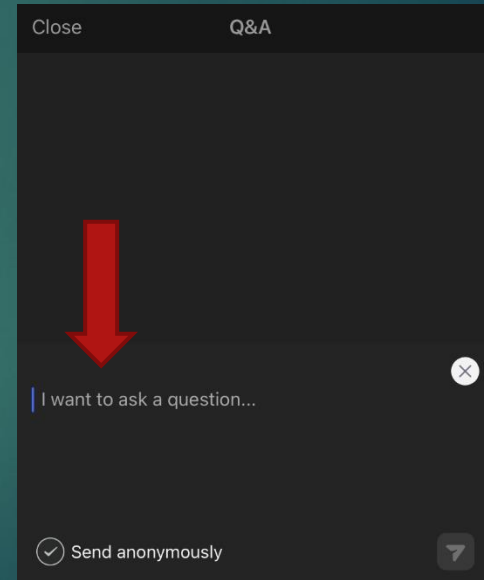
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Adjournment
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