

**WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC.**  
**Board of Trustees Meeting**  
**Minutes**  
**June 28, 2023**

The Walden on Lake Conroe Community Improvement Association, Inc. Board of Trustees met on June 28, 2023 for a regularly scheduled meeting.

The Trustees present were: Karla Seidule, Ron Carroll, John McReynolds, Scott Sustman and Reynaldo Batista.

Also present was General Manager, Rusty Denner and General Counsel, Trisha Farine.

**CALL TO ORDER**

The Board of Trustees convened Executive Session at 5:00 p.m. to discuss legal matters and appeals to the Board. Executive Session adjourned at 6:30 p.m.

**DETERMINATION OF QUORUM:** Scott Sustman confirmed all Board of Trustee members were present with the exception of Barry Smith, and quorum was reached.

**MINUTES**

A motion was made and seconded to approve the May meeting minutes as written. The minutes were unanimously approved.

**Finance Committee – Ron Carroll**

Ron Carroll provided update on financials. The Board unanimously vote to approve the Finance Committee report.

**Racquet Committee**

Rusty Denner gave update on Racquet Committee

**Fitness Center Report**

Rusty Denner gave updated on Fitness Center.

The Board unanimously voted to ratify a decision for expenditure for Yacht Club gutters.

The Board unanimously voted to ratify a decision for expenditure for A/C unit for Racquet/Fitness Center.

**ACC Appeal #83229743** (Build line variance for rear patio). The Board voted to deny the variance and affirm the decision of the ACC.

**ATTORNEY UPDATE** – Trisha Farine gave a legislative update.

**GENERAL MANAGER UPDATE** – Rusty Denner

**EXECUTIVE SESSION SUMMARY**

The Executive Summary from the June 28, 2023, meeting is as follows:

1. ACC Appeal #83229743
2. Discussion on Yacht Club gutters
3. Discussion on A/C unit needed for Racquet/Fitness Center
4. Updated from Building Committee
5. GM Update

#### **MEMBERS' COMMENTS/QUESTIONS**

#### **ADJOURNMENT**

There being no further business, motion was made that the meeting be adjourned and seconded. Motion approved at 7:52 p.m.

Respectfully submitted,

  
Secretary