

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

**July 27, 2022**

The Walden on Lake Conroe Community Improvement Association, Inc. Board of Trustees met on July 27, 2022, for a regularly scheduled meeting.

The Trustees present were Barry Smith, Tara Agen, Karla Seidule, and Scott Sustman. Ron Carroll and Nick Cannistra were absent. Also present were General Manager, Rusty Denner, and General Counsel, Charles Daughtry.

**CALL TO ORDER**

The Board of Trustees convened Executive Session at 4:40 p.m. to discuss legal matters and appeals to the Board. Executive Session adjourned at 6:50 p.m.

The Board of Trustees convened Regular Session at 7:02 p.m.

**QUORUM**

Charles Daughtry confirmed that quorum was reached.

**MINUTES**

A motion was made to approve the June 29, 2022, meeting minutes as written. The minutes were unanimously approved with one correction. Regarding the server upgrade, the dollar amount approved reads \$20,0000.00. This was a typographical error. The correct amount approved is \$200,000.00.

**COMMITTEE REPORTS**

- a. Finance Committee Report – Tara Agen.
  - Approval to resurface and repair four tennis courts – unanimously approved up to \$25,000.00.
  - Approval to purchase five treadmills w/TV's – unanimously approved up to \$41,000.00.
  - Approval to purchase two trucks for Deeds and Maintenance – unanimously approved up to \$65,000.00.
- b. Racquet Committee Report – Rusty Denner.
- c. Fitness Center Report – Rusty Denner.

**CONSIDERATION AND VOTE ON ACC VARIANCE #48163081** – Tabled until next month.

**RATIFICATION ON EMERGENCY EXPENDITURE FOR AC ROOFTOP UNIT AT THE YACHT CLUB**

Unanimously approved for \$10,200.00.

**CONSIDERATION OF PROPOSED CELLPHONE TOWER VERTICAL BRIDGE CONTRACT**

Conditionally approved subject to exceptions discussed in Executive Session.

**CONSIDERATION OF PROPOSED STREETLIGHT ON RAIN TREE**

Unanimously denied.

**ATTORNEY UPDATE** – Charles Daughtry

**GENERAL MANAGER REPORT** – Rusty Denner

**SUMMARY OF EXECUTIVE SESSION**

Appointed Elections Committee; Barry Smith, Scott Sustman and Rusty Denner

**MEMBER'S COMMENTS/QUESTIONS**

Review submitted questions – Rusty Denner

**ADJOURNMENT**

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

Respectfully Submitted,

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**Karla Seidule, Secretary**