

**WALDEN ON LAKE CONROE COMMUNITY IMPROVEMENT ASSOCIATION, INC.**  
**Board of Trustees Meeting Minutes**  
**September 16, 2021**

The Walden on Lake Conroe Community Improvement Association, Inc. Board of Trustees met on September 16, 2021, for a regularly scheduled meeting conducted via Zoom and in person.

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

**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 6:55 p.m.

The Board of Trustees convened Regular Session at 6:55 p.m.

**DETERMINATION OF QUORUM**

Charles Daughtry confirmed a quorum was reached.

**MINUTES**

A motion was made to approve the August 19, 2021, meeting minutes as written. The minutes were unanimously approved with the exception of Karla Seidule, abstaining.

**FINANCE COMMITTEE – RON CARROLL**

Action Items:

1. Adoption of the revised Fee Policy – unanimously approved.
2. Ice Machine Purchase – unanimously approved for \$59,500.00.
3. Motion to approve Budget, including increasing assessments by \$100.00 (to \$1050.00 a year) – unanimously approved.

**RACQUET COMMITTEE REPORT – RUSTY DENNER**

**FITNESS CENTER REPORT – RUSTY DENNER**

**APPOINT ELECTIONS COMMITTEE**

- 1) Rusty Denner
- 2) Tara Agen
- 3) Karla Seidule - Chairperson

**ATTORNEY UPDATE FROM CHARLES DAUGHTRY**

**RATIFY VARIANCE AGREEMENT** for minimum square footage requirement -  
Deferred for further consideration.

**GENERAL MANAGER'S REPORT FROM RUSTY DENNER**

**EXECUTIVE SESSION SUMMARY**

**MEMBERS' COMMENTS/QUESTIONS**

Review submitted questions – Rusty Denner and Scott Sustman.

**ADJOURNMENT**

There being no further business, motion was made that the meeting be adjourned and seconded. The motion was approved, and the meeting was adjourned at 8:00 p.m.

Respectfully submitted,



**Ron Carroll, Secretary**