



Community Improvement Association

Board of Trustees Meeting Agenda

Wednesday, May 28, 2025

6:00 PM Executive Session | 7:00 PM Regular Session

Zoom Registration:

https://us06web.zoom.us/webinar/register/WN_x48miJc2SjmiP4FrT4Eyew

OR

Telephone: 1 - 346 - 248 - 7799 (call and listen)

Webinar ID: 919 6472 5389

- I. Call to Order
- II. Determination of a Quorum
- III. Invocation
- IV. Pledge to the American Flag / Pledge to the Texas Flag
- V. Adjourn into Executive Session
 - A. Discuss matter as they pertain to Texas Property Code 215.007(e)
 1. (4) a payment plan for an association member who has a financial obligation to the association
 2. (7) the purchase, exchange, lease, or value of real property, if the board determines in good faith that deliberation in an open board meeting may have a detrimental effect on the association
 3. (10) an employee matter
 4. (11) any other matter the board considers necessary or reasonable to further assist the association's operation
- VI. Reconvene into Open Session
 - A. Action if any from Executive Session
- VII. Public Forum
- VIII. Consent Agenda
 - A. Approval of Minutes – April 2025
 - B. Approval of placement for portable restrooms at BWG for pool and holiday use
 - C. Ratify and approve emergency replacement of the Fitness Center HVAC by DAP Home and Commercial Services LLC
 - D. Ratify and approve contract with Jani King “The King of Clean” janitorial services for all WCIA facilities.

Members need to submit questions to the Board by 3:00 PM the day of the meeting. Submit questions to cac@waldenonlakeconroe.com. Please include your name and contact information.



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IX. Action Items:

- A. Discuss and possible action on BWG dining room HVAC repair/replacement by DAP Home and Commercial Services LLC
- B. Discuss and possible action on BWG kitchen HVAC repair/replacement by DAP Home and Commercial Services LLC
- C. Discuss and possible action on new/strengthening BWG roof by Eldridge Roofing
- D. Discuss and possible action on new flooring at the Fitness Center by RFS Sports Flooring and Lockers
- E. Discuss and possible action on new weight equipment at the Fitness Center by Risher Fitness Equipment Inc .

X. Reports

- A. Committee(s)
- B. Treasurer and Finance
- C. Fitness Center
- D. Racquet Center
- E. Audit Update
- F. WCIA Attorney
- G. General Manager
- H. Board President

1. Confirm date of next meeting or set date for special meeting

XI. Adjourn

POSTED

Jim McClellan

WCIA General Manager

05-22-2025;

Date

5:30 PM

Time

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