

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

May 28, 2025

The Walden on Lake Conroe Community Improvement Association, Inc. Board of Trustees met on May 28, 2025, for a regularly scheduled meeting.

The Trustees present were Todd Kiefer, Lachele Rivera, Ray Geiselhart, and Brent Thor. Reynaldo Batista attended by telephone and zoom.

Also present was General Counsel, Blaire Farine.

DETERMINATION OF QUORUM

Blaire Farine confirmed all Board of Trustee members were present and quorum was reached.

CALL TO ORDER

The Board of Trustees convened Executive Session at 6:01 p.m. to discuss legal matters and appeals to the Board. Executive Session adjourned and the Board of Trustees convened its Regular Session at 7:12 p.m.

SUMMARY OF EXECUTIVE SESSION

- General Manager update.
- Audit Update

MINUTES

A Motion was made and seconded to approve the March 23, 2025, regular meeting minutes. The minutes were unanimously approved.

CONSIDERATION AND VOTE on placement for portable restrooms at BWG for pool and holiday use– unanimously approved.

CONSIDERATION AND VOTE on emergency replacement of the Fitness Center HVAC by DAP Home and Commercial Services LLC in the amount of \$18,770.00- unanimously approved.

CONSIDERATION AND VOTE on contract with Jani King “The King of Clean” janitorial services for all WCIA facilities in the amount of \$3,544.00 per month-unanimously approved

CONSIDERATION AND VOTE on BWG dining room HVAC repair/replacement by DAP Home and Commercial Services LLCB in the amount of \$18,850.00-unanimously approved

CONSIDERATION AND VOTE on BWG kitchen HVAC repair/replacement by DAP Home and Commercial Services LLCC. in the amount of \$10,550.00-unanimously approved

CONSIDERATION AND VOTE on new/strengthening BWG roof by Eldridge Roofing- did not pass.

CONSIDERATION AND VOTE on new flooring at the Fitness Center by RFS Sports Flooring and Lockers in the amount of \$34,935.44. passed, 3 to 1 vote.

CONSIDERATION AND VOTE on new weight equipment at the Fitness Center by Risher Fitness Equipment Inc. Tabled for further discussion

COMMITTEE REPORTS

Hiring Committee
Social Committee
Treasurer's Report
Fitness Center
Racquet Club Report (GM)
Audit Update
Attorney Update
General Manager
Food and Beveridge

MEMBERS' COMMENTS-QUESTIONS

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:27 p.m.

Respectfully Submitted,


Secretary