



## Open Session: Board Meeting Minutes 09-24-2025

Texas Property Code Section 209.0051. OPEN BOARD MEETINGS. (1) A Board Meeting means a deliberation between a quorum of the voting board of the property owners' association, or between a quorum of the voting board and another person, during which property owners' association business is considered and the board takes formal action.

<b>Date/Time:</b>	Wednesday, September 24, 2025, 5:30 PM
<b>Location:</b>	Walden's Lakeview Dining and Venue Commodore Room
<b>Call to Order:</b>	5:30 PM
<b>Attendees:</b>	Reynaldo Batista, Ray Geislehart, Todd Kiefer, Lachelle Rivera, Brent Thor, Jim McClellan: Quorum is present.
<b>Executive Session:</b>	Per Property Code §209.0051, Mr. Kiefer called the Board into Executive Session.
<b>Reconvene into Open Session:</b>	6:36 PM: Reconvene into Open Session
<b>Invocation:</b>	Jim McClellan
<b>Pledges:</b>	Todd Kiefer
<b>Approval of Minutes:</b>	Mrs. Rivera made the motion; 2 <sup>nd</sup> by Mr. Batista to approve July 2025 minutes. Vote: For - 4, Against - 0, Abstain - 1
<b>Summary or Action from Executive Session:</b>	Mr. Thor made the motion; 2 <sup>nd</sup> by Mr. Geiselhart to approve resident appeal for variance. Vote: For - 5, Against - 0, Abstain - 0
<b>Reports:</b>	<ul style="list-style-type: none"> <li>- Security Report - Lt. Ansley, Montgomery Cty. Sheriffs Dept.</li> <li>- WSN Report - Linda Sustman</li> <li>- Finance &amp; Building Report - Mr. Thor</li> <li>- Maintenance &amp; Operations Report - Mr. McClellan</li> <li>- Racquet &amp; Fitness Report - Mr. McClellan</li> <li>- BWG &amp; Lakeview Dining Report - Mr. McClellan</li> <li>- General Manager Report - Mr. McClellan</li> </ul>
<b>New Business:</b>	<ol style="list-style-type: none"> <li>1. Consideration and possible action on proposed 2026 budget. - Tabled</li> <li>2. Consideration and possible action on Optimum Telecommunications Service Agreement - Tabled</li> <li>3. Consideration and possible action on Tracker/Loader/Backhoe - Tabled</li> <li>4. Consideration and possible action on Fitness Equipment - Tabled</li> </ol>
<b>Public Comments:</b>	Discussion on: <ul style="list-style-type: none"> <li>▪ Finance Report</li> <li>▪ Former WCIA Administration Building</li> <li>▪ Accessibility of current Administration Building</li> <li>▪ Transparency from Board / WCIA Administration</li> <li>▪ Fitness Center</li> <li>▪ Budget</li> <li>5. Breakwater Grille</li> </ul>
<b>Reconvene in Executive Session:</b>	<ul style="list-style-type: none"> <li>▪ Per Property Code §209.0051, At 8:30 PM, Mr. Kiefer called the Board back into Executive Session to discuss personnel.</li> </ul>
<b>Action if any from Executive Session:</b>	No Action was taken.
<b>Adjourn:</b>	Mrs. Rivera made the motion; 2 <sup>nd</sup> by Mr. Batista to adjourn. Vote: For - 5, Against - 0, Abstain - 0

*Lachelle Rivera 10/22/25*  
Recorded by: Jim McClellan, WCIA General Manager