

COUNTRY FOREST WEST IMPROVEMENT ASSOCIATION

2023 Annual Meeting of the Members

Meeting Minutes - June 3, 2023

Call to Order & Quorum

Secretary, Tayla Craig, called the meeting to order at 1:15 PM June 3rd with approximately 28 members present. Call to order was seconded by Mark Copas. A quorum was established.

Review of 2022 Annual Meeting Minutes

Minutes of the 2022 meeting were reviewed. Tommy Ellis moved to approve the minutes. Ken Areola seconded.

Review and Discussion of Bylaws

Tayla Craig presented to the membership that the board of directors had been reviewing the existing bylaws and had submitted them to our attorney, Ashleigh Mussleman, for review, and to get us in compliance with Texas law.

- Bylaws were a topic of discussion from last year
- Had an attorney review bylaws to ensure that we were in compliance with state law and ensure they are current
- Simplification of verbiage
- Removes 2nd VP from the ACC committee
 - State law prohibits board members from sitting on the ACC Committee
- Splits out the Secretary and Treasurer roles
- Bylaws initially stated a specific date and time for meetings, amendments opens us up to set a more reasonable time for our annual meeting that doesn't conflict with graduation, etc.

Paige McDaniel, Ashleigh Mussleman, Michael Yellott provided additional information and clarifications around the bylaws document.

Michael Yellott moved to close discussion on bylaws. Michael Topp seconded.

Michael Yellott moved to accept newly amended bylaws. Ian Burgoon seconded. Membership all in favor.

Requests of the membership

- If future documents are amended, please provide a marked up draft that shows changes

Committee Reports

- **The Treasurer Report**, Paige McDaniel gave the 2022-2023 Financial Report. The report was also provided to each member for review. She covered all expenses, the current balance is \$66,302.71. All expenses were in line from the previous year. Outstanding dues addressed for delinquent lots and how directors will work legally to pursue outstanding dues owing past two years.
 - Tayla Craig moved to approve the Treasury report. Michael Yellott seconded. Membership - all in favor.
- **The Architectural Control Committee Report** was given by Michael Yellott. Michael thanked and recognized Mike Waldo and Ian Burgoon for their time serving on the ACC. 10 Total requests for approval, 10 approved. 1 new home built on Garwood Drive. Lot 61 on Garland is up for sale, multiple inquiries but hasn't been pursued. Had one request to re-plat and sub-divide 61, Yellott confirmed with Montgomery county that lots in our subdivision cannot be subdivided due to septic constraints.
 - Ken Areola moved to accept the ACC report, Mark Copas seconded. Membership - all in favor.

Old Business

- Any issues with county roads through the neighborhood to address County Commissioners Office at 281-259-6492.
 - Able to get 30 mph speed limit signs on Garwood Drive on both ends
 - Set up speed sign from the sheriff's office
 - Discussion continued around speeding in the neighborhood to be continued in new business.
- Neighborhood meetup – Still pending.
- Batch Plant lawsuit – Still ongoing and should not affect Country Forest West.
- Commercial lots on Barksdale

Mike Yellott moved to close discussion on old business, Ken Areola seconded. Membership all in favor.

New Business

- Do our signs sit on our property or do they belong to the commercial properties?
 - Talk over with Ashleigh
 - Can we make our signs more cohesive with the developments going in? Is that something that would be at our expense or the expense of the contractors who own the reserve lots?

- Contact the constable and ask for a contract for patrol contract
- Post speeding phone number on the new sign
- Call sheriff's department and ask for a traffic survey - Brian Bagwell / Laurie Bagwell
- Contact precinct 5 about patrol contract
- Contact the county - Charlie Riley commissioner about adding centerlines and reflectors added and outside edges marked
 - Set up an appointment with the commissioner, can speak to them at an open meeting.
- Contact TXDot about our entrance and the two new schools being built.
- Get back in touch with Steve Padden on natural gas
- Board requested approval from the membership to move forward to begin reviewing our current deed restrictions.
 - All approved to allow board of directors to move forward
 - Request from the membership to redline the document to point out the changes being made
- Paige informed the membership that the current deed restrictions allow for a 3% increase, and that we will begin to enforce that.

Tayla Craig moved to close discussion on new business, Mike Yellott second, membership approved.

Election of Directors

- Election of new officers, due to COVID, we got off of our schedule for elections. Typically, directors are elected in staggered years - 3 one year and 2 the next. All current directors were standing for re-election.
 - **Ian Burgon moved to approve to keep all current directors, Mr. Areola seconded.**
- We would like to propose the election of 2 additional directors, bringing our total directors to 7.
 - Michael Yellott volunteered to run for an additional director position
 - Brian Bagwell volunteered to run for an additional director position
 - **Tayla craig moved to elect them both as 2 new directors, Mr. Areola Seconded**
- Currently a vacancy on the ACC due to Michael Yellott joining the board
 - Melody Hawkins volunteered to fill the position

Election Results

- Michael Yellott and Brian Bagwell were elected unanimously as new directors

Michael Yellott moved to adjourn the meeting. Mr. Areola seconded. Meeting was adjourned at 2:45 PM.

Board of Directors closed session meeting

Call to order at 2:45 PM

Appointed the following positions to directors:

- President - Michael Yellott
- Vice President - Johnny Carroll
- Treasurer - Paige McDaniel
- Secretary - Tayla Craig
- Director - Mark Copas
- Director - Brian Bagwell
- Director - Robert Stephens

Adjourned 3:00 PM