



Country Forest West, CIA | PO Box 184 Magnolia, Texas 77353

Annual Meeting of Members

Saturday, May 17, 2025 at 2:00 PM

☐ Call to Order Meeting

- Call to order at 2:09 by Mike Yellot
-

☐ Establish Quorum

- Down to 101 lots in the neighborhood, we've had combinations
- Need 16 to make a quorum
- 16 present
- 17 proxies
- Will be counting 34 votes today

☐ Minutes of Last Meeting

- Ken A. motion to accept
- Melony Accept
- All in favor
- Minutes approved

☐ Treasurer's Report

- Paige provided a summary of our recent transactions, lots that owe, and current balance
- There were no questions on the treasurer report
- Motion to accept treasurer report - Johnny Carroll
- 2nd Ken A
- All in favor

☐ Architectural control Committee Report

- Melody provided a report of the ACC



Country Forest West, CIA | PO Box 184 Magnolia, Texas 77353

- Largest thing we've seen this year is perimeter fencing, if you put your fence into the easement, if the county needs to be in the easement, they can destroy the fence and then you are liable to put it back.
- Deed restrictions protect property value, we have light restrictions, it's to keep the neighborhood up and looking nice
- 8 requests
- 2 new builds
- Ian does a wonderful job at the paperwork
- Property lines, we have suggested in the past to maybe keep it a bit in from the property line
- School built retaining wall, school took the retaining wall
 - Call magnolia ISD and explain the situation that your property marker was removed during the construction of the new jr high.
 - Contractor that worked with Magnolia ISD should be responsible
 - Follow up with a call to the county
 - Having issues with water drainage behind their home
 - ☐ Take pictures of the issues with the drainage
 - ☐ They should make it right for the owner of the property.
- Motion to accept ACC report Jan Johnston
- 2nd Paige McDaniel
- All in favor
- ☐ Proposed deed restriction amendment to Section 12
 - Addressing 1 change in the deed restriction that deals with annual assessments
 - This is the original assessment in the deed restriction from 1977
 - If everyone pays, we take in \$9500 a year
 - Expenses are \$10K a year
 - Proposed change
 - Research of other subdivisions most everyone is in the \$150 range
 - If approved will take affect Jan 1 2026 - \$125 fee
 - We spent a year and a half getting bylaws up to date, need to do the same with deed restrictions incurred legal expenses b/c we were not in



Country Forest West, CIA | PO Box 184 Magnolia, Texas 77353

compliance with state law. We've updated our documents to only be in compliance with State law

- Doing all we can to nudge people to pay for past due expenses
 - ☐ Cost of filing a lean is more than we can afford - roughly \$1300 to file, if you have to release another \$275, if you have to go to court, we're responsible for court cost.
 - ☐ Balance shows we do have money, but we have to be in a position in case we do have to defend ourselves legally
 - ☐ As a community we tried to fight the ball fields, but we couldn't afford to do that, and now we have the traffic through our neighborhood
 - ☐ Last year someone suggested off duty officers - we looked into that, and we determined we don't have the funds - we looked into it and that would drain our bank account within a few months
 - ☐ We have street lights, but we could use a few more, but that cost money to install and money to pay the electric bill
 - ☐ Sub-items a and b - 3% is not very much, we decided we should go to 5% - that's what the board can raise without approval.
 - ☐ If the board opts to do more than 5%, then that requires approval by the members.

- **Votes for: 31 FOR**
- **Votes Against: 4 Against**
- **Actions: Update deed restrictions, update website, will take effect in January 1, 2026**

- ☐ Election of (3) Directors - if you would like to nominate someone, please let a board member know

- **Johnny Carrol - 35 votes**
- **Paige McDaniel - 35 votes**
- **Jan Johnston - 34 votes**
- **Steve Padden - 4 votes**

- ☐ 1488 / Country Forest intersection update

- Mike provided an update on the current situation at 1488
- He attended a luncheon on April 22 with the Montgomery County Chamber of Commerce where TXDOT where they confirmed additional work to be done in our area, but not until the original project is completed.
- Magnolia ISD is going to handle the left turn lane into the JR High - to be completed in July



Country Forest West, CIA | PO Box 184 Magnolia, Texas 77353

☐ Old Business

- Garwood culvert - Commissioner has declined
 - Ken spoke with commissioner, and they have indicated that if they fix the culvert in our neighborhood, we would flood downstream from us
 - The school is supposed to monitor their catch and release
- To clean up dry creek, it would have to be a community effort and each property owner would have to agree to it.

☐ New Business

- No new business

☐ Adjourn

- Ken made motion to adjourn
- Johnny second motion to adjourn
- Adjourned at 3:12 PM

Meeting of the Directors

In accordance with the bylaws, directors assume office immediately following the adjournment of the Annual Meeting. A meeting of all directors will be held afterward to assign roles and responsibilities.

☐ Election of Officers

- Mike Yellott - President
- Johnny Carroll - Vice President
- Paige McDaniel - Treasurer
- Tayla Craig - Secretary
- Jan Johnston - Director - janjohnston111@gmail.com
- Robert Stephens - Director
- Kyle Soder - Director