

Olde Oaks

Home Owners Association

Annual Membership Meeting Minutes November 14, 2024

4:00pm – Montgomery County Central Library (Conroe Branch – Large Room)
104 I-45 N., Conroe, TX 77301

The meeting was called to order at 4:00pm by Robert Ybarra.

Establishment of Quorum:

Owners Present – 3 Proxy – 4
Total 7 Present Does Not Meet 20% Quorum Requirements

A Quorum of the members was not established. The Annual Elections for Board of Directors and Architectural Control Committee will be held in accordance with the Bylaws.

Introductions: Board Members, Owners and Management

Approval of Annual Membership Meeting Minutes:

The members reviewed the October 25, 2023 Annual Membership Meeting Minutes.

Financial Reports:

The Membership reviewed the 2023 Year End Financials, the October 2024 Year to Date Financials and the 2025 Draft Budget. Operating Account \$61,472; Reserve Account: \$69,558; Park Building Fund \$52,284. Total \$183,315. Collection Rate for 2024 Annual Dues \$86.79%. The 2025 Annual Budget was approved with the Annual Dues set at \$325.00 per Lot, with no increase.

Election of Board of Directors 2 Positions:

Candidate Nomination: Lana Thompson

Nominations From the Floor: Courtney Lindley

ACC 2 Positions:

Candidate Nomination: N/A

Nominations From the Floor: N/A

Olde Oaks

Home Owners Association

Election Results:

2024-2025 Board of Directors	Term
Robert Ybarra	2025
Lana Thompson	2026
Eva Ybarra	2025
Courtney Lindley	2026
Jill Lee	2025

Architectural Control Committee

Paul Gomberg	2025
--------------	------

Decorating Contest – Judging will be held on December 20, 2024. 1st Place - \$100, 2nd Place \$75, 3rd Place \$50.

Park Improvements – Park Building – Approved, Scheduling & City of Conroe Permitting – Pending.

Park Equipment Expansion:

Discussion: The Board will review prior received bids for the installation of additional Park Equipment.

Tree Trimming & Removal/Brush Clearing/Fence Line FM 830 – Tabled.

Off-Site Detention Pond Clearing Status – Contractor halted by Quest Star – Pending City of Conroe review.

Adjournment: 5:07pm

Olde Oaks

Home Owners Association

The Annual Membership Meeting was adjourned into a brief Board of Directors Meeting to elect officers.

2024-2025 Board of Directors

Term

President:	Robert Ybarra	2025
Vice President:	Lana Thompson	2026
Treasurer:	Eva Ybarra	2025
Secretary:	Courtney Lindley	2026
Member at Large:	Jill Lee	2025