



July 27, 2020

Dear Homeowners,

At our Conroe Bay Executive session on Monday, June 13th we discussed the results from the recent homeowners' survey and have some answers for the most recurring community concerns.

Homeowners participation is important to this Board. CBCA shall notify homeowners by email 10 days in advance of meetings with date, time, and general outline of meeting. This will be in keeping with this boards desire to keep you informed as well as giving homeowners the time necessary to contact us about their desire to be heard and/or have an item of concern added to the agenda. The sign for the meetings and agenda will be posted on the front entrance sign and on the CBCA website @ <https://conroebaycivicasassociation.com/> 72 hours in advance of the meeting.

Another concern was about our meetings having more structure, which can be accomplished by getting the agenda out early and giving homeowners a chance to speak individually. There will be a set time for each speaker, 2 minutes was discussed, which will help keep our meetings from running over. We will also allow last minute questions the night of the meeting for a limited time at the end. We will do our best to answer your questions that night or be sure to get back to you at a later time. One of the board members will act as an administrator to keep speakers and board members on topic, and to keep speakers to their allowed time. These meetings are to be kept civil. Disruptive behavior by anyone is a problem not a solution, so let's all work together to keep our community a place we can all be proud to call home. All homeowners will be asked to sign in with name and email changes so that if we need to get back to you with answers, we have an updated contact for you.

There were questions about the transparency of our financials involving the community center and CBCA expenses. While nothing has ever been hidden, we have also never been asked for copies. In any case, our treasurer has a notebook with all of the community center information and some CBCA financial information that will be available at the meetings.

We are in the process of finding a secure way to post our financials and meeting minutes on the website. After we figure this out, they will be posted within the few days after approval at each meeting.

Questions about our beautiful new community center and its lack of use, because of the high rental cost. There is a required security deposit, but we have discussed significantly lowering

the per hour rental prices. We will be updating the costs to be more affordable for everyone to have a chance to use.

The Amended Deed Restrictions are still being reviewed and changes being made and will be sent out again as soon as they have been through a committee, approved by the board and reviewed by our attorney that is Board Certified in Property Owners Association Law.

There were several people that mentioned homeowners getting more involved in the community, whether it be at the quarterly meetings or helping with projects in the neighborhood. Things like finishing our front entrance flowerbed, improving the gazebo and boat launch area, or having community members offer any special talents to improve our neighborhood. Getting more people involved as board members is also a great idea, but these ideas cannot get completed to everyone's satisfaction if we don't have help. The board members are volunteers, have families, jobs and more. Your suggestions and complaints can't be fixed in a timely manner if we don't have help. So please, if there's something you think needs to be done, this is your neighborhood as well, offer your time and expertise, and let's continue to make improvements in Conroe Bay.

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Conroe Bay Civic Association

Board Member