

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

BOARD OF DIRECTORS MEETING MINUTES January 18, 2017

Held at Lake Conroe Hills Community Center

The meeting was opened at 7:02pm by Chairman of the Board, Dwight Johnson.

Establishment of Quorum:

Dwight Johnson – Chairman - Present

Edward Shelton –President of Home Owners’ Association - Present

Dennis Taylor – Present

Dickey Hurst – Present

Rosa Josey - Present

John Patula - Present

Jennifer Stanley – ACMG – Present

Guests:

Heather Terhune

Jody Harmon

Troy Barta

Board Meeting Minutes: November 16, 2016, No December 2016 Board Meeting

Motion: Dennis Taylor made a motion to approve the November 16, 2016 Board Meeting Minutes with corrections.

Second: Ed Shelton seconds the motion.

Carried: The motion was carried.

President’s Report:

January 10, 2017 – HOA Meeting Items: Attached

Discussion: December 10, 2016 – New Officers sworn in, January 3, 2017 – Neighborhood Watch Meeting (1st Monday of each month) 4 in attendance. – Security updates. Duckling Park – Self Closing Gate – obtain bid.

Resident’s Forum:

Heather Terhune – Discussion items – Street lighting, Marquis Signs – Bid, Pressure Washing at Community Center.

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Jody Harmon – Website – www.lakeconroehills.weebly.com Website Design – View and submit edits.

Financials: December 2016

Discussion: The Board reviewed and Approved the December 2016 Financial Reports.
Operating Account: \$75,926, Reserve Account: \$250,560, Total: \$326,486, Collections for 2016-2017 are at 75.1%.

Motion: Ed Shelton made a motion to approve the December 2016 Financial Reports as presented.

Second: John Patula seconds the motion.

Carried: The motion was carried.

Old Business:

Committee Reports:

Architectural Control: The Committee reviewed current submissions. Final County Inspections for new roads installed by Kendall Homes.

Security:

Discussion: LCH – Car break-in, Teenagers – Ringing door bell – Duckling Park, Lazy Ln – Mailbox hit, Parking on streets/easements.

Social:

Movie Night – Once a Month - Great turnout.

Halloween Party/Christmas Events – Need Event Receipts – Heather Terhune/Ashton Sedita

Christmas Lighting Contest – Winners awarded - Rosa Josey

1st – 13544 Shoreline Dr.

2nd – 13028 Valleywood -

3rd Tie – 13050 Skyline Dr & 12032 Greenridge

Discussion: Community Event Participation Rules – Draft Policy for each Event: Yard of the Month, Lighting Contest.

2017 Social Calendar: Heather Terhune/Ashton Sedita – Updated Calendar for 2017 Events - Website

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Easter Event – April 15, 2017 Volunteer – Troy Barta

Social Events for Adults – Discussion – Community Center Projection Screen/WiFi

Maintenance:

Towing Signs - Delivered

Boat Ramp:

Discussion: Dennis Taylor met with contractors for Boat Ramp Repair Projects: Parking Lot Repairs, Fence Repairs. The Board reviewed bids received for both projects. Parking Lot Repairs – Dennis will contact the 2 bidders to update specs for accurate comparison. Fence Bids – specifications.

Motion: Dwight Johnson made a motion to approve the fencing bid submitted by Troy Barta pending detailed specifications for material, # of feet and installation.

Second: Dennis Taylor seconds the motion.

Carried: The motion was carried.

Tennis Court:

Discussion: 3 Signs – Approved, Self-closing Gate – Bidding

Community Center:

Discussion: Sidewalk/Handrail needed at back. 3 Small Community Center Rules Signs – Approved.

Mowing: 1 – January as needed, Irrigation – Valve covers – broken from landscapers.

Sports Park:

Discussion: Signs Etc - Install

Communications: Jody Harmon new website www.lakeconroehills.weebly.com, submit edits, redirect old website – Kyle Kutter contact.

New Business:

Marquees Signs – Bid Specs – Ed Shelton

Entergy Easements – The Board reviewed an easement authorization request from Entergy for

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accessibility on CIA owned Lot Section 02, Reserve A to install additional street lights.

Motion: Rosa Josey made a motion to approve.

Second: Ed Shelton seconds the motion.

Carried: The motion was carried.

8:45pm Adjourn Board Meeting for Executive Session Topics: Management Contract/Banking Resolution, Collection Matters, and Property Inspection

9:00pm Adjourn Executive Session and Reconvene Board Meeting:

Motion: Dwight Johnson made a motion to approve the termination of the management contract with Stanley & Payne Property Executives, LLC (dissolved) and execute the new management contract with Amity Community Management Group under same terms effective January 1, 2017.

Second: Dickey Hurst seconds the motion.

Carried: The motion was carried.

Motion: Dwight Johnson made a motion to update the CIA of Lake Conroe Hills Woodforest Operating Account and the Association Alliance Bank Reserve Account signature cards with authorized signors – Dwight Johnson, Edward Shelton, and Jennifer Stanley – Amity Community Management Group.

Second: Edward Shelton seconds the motion.

Carried: The motion was carried.

9:15pm Adjourn Board Meeting:

Next Board Meeting: Wednesday, February 15, 2017 @ 7:00pm – Community Center

Submitted by Jennifer Stanley, February 15, 2017