

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

BOARD OF DIRECTORS MEETING MINUTES February 15, 2017

Held at Lake Conroe Hills Community Center

The meeting was opened at 7:05pm 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

Chuck Ebert

Tianna Gibson

Zach Fish

Board Meeting Minutes: February 15, 2017

Motion: Dickey Hurst made a motion to approve the February 15, 2017 Board Meeting Minutes with corrections.

Second: Dennis Taylor seconds the motion.

Carried: The motion was carried.

President’s Report

February 7, 2017 – HOA Meeting Items:

Discussion: HOA Meeting - 8 Owners, 3 Board members in attendance. Neighborhood Watch Meeting – January 31, 2017 – 4 in attendance February 28, 2017 – Next Meeting.

Resident’s Forum:

Chuck Ebert – Discussion items: Security Hours – recommends extending to after 9pm on Fridays/Saturdays. Fence Repairs – Boat Ramp, Deed Violations.

Tianna Gibson: Discussion Items – Street Lights.

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Zach Fish – Discussion Items – Speeding – contact Sheriff's Office.

Financials: January 2017

Discussion: The Board reviewed and Approved the January 2017 Financial Reports. Operating Account: \$71,362, Reserve Account: \$250,739, Total: \$322,101, Collections for 2016-2017 are at 75.45%.

Motion: John Patula made a motion to approve the January 2017 Financial Reports as presented.

Second: Ed Shelton seconds the motion.

Carried: The motion was carried.

Old Business:

Committee Reports:

Architectural Control: The Committee reviewed current submissions.

Security: Break-ins – Vehicles, Animals running loose, burning in LCH – contact Fire Dept.

Social:

Movie Night – Once a Month - Great turnout.

Halloween Party/Christmas Events – Need Event Receipts – Heather Terhune/Ashton Sedita – Received Halloween, Christmas Event – Pending.

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

Easter Event – April 15, 2017 Newsletter/Event Flyer

Maintenance:

Boat Ramp:

Discussion: Fence Bids – specifications – updates from contractor, Bid awarded. Light repaired.

Tennis Court:

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Discussion: Self-closing Gate – Bidding – All Gates and Access, signs – install.

Community Center:

Discussion: Sidewalk/Handrail needed at back, overhang repairs, signs installed. The Board review 1 Bid for additional posts for the side of the Community Center to deter parking on irrigation lines. Dennis Taylor will solicit additional bids for review.

Mowing: February Mowing completed, Irrigation – Valve covers – installed.

Sports Park:

Discussion: Entrance posts to control access for dirt bikes/etc., possible re-locate gate, drainage ditch – parking, Volleyball area – bid, Walking Trail – Bid Updates. 3 Trash Cans – Bill Schmidt – specs for building metal can frames w/base – John Patula & Dickey Hurst. Custom Sign for Roadway – Ed Shelton will provide contractor options for review.

Marquis Signs: Ed Shelton – Specs, add masonry to existing monument signs to increase height to accommodate Message Boards.

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

New Business:

Entergy Easements: Signed

Social Committee – Easter Event Budget:

Discussion: Heather Terhune prepared recommendations/pricing for a Budget increase for the LCH Easter Event due to increased owners/resident turn out.

Motion: Dennis Taylor made a motion to increase the Easter Event Budget from \$350.00 to \$708.90 as recommended by the Social Committee.

Second: Dwight Johnson seconds the motion.

Carried: The motion was carried.

Document Retention: Boxes from Community Center Attic & Storage Facility will be reviewed in accordance with the LCH Document Retention Policy.

8:32pm Adjourn Board Meeting

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

Submitted by Jennifer Stanley, March 15, 2017