

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

BOARD OF DIRECTORS MEETING MINUTES March 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

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

March 14, 2017 – HOA Meeting Items:

Discussion: HOA Meeting - 7 Owners, 2 Board members in attendance. Neighborhood Watch Meeting – February 28, 2017 – 3 in attendance, vests/magnetic signs. Security – Adjacent acreage to LCH – shooting guns – monitor w/law enforcement. Sports Park – bikes on walking path, options for surveillance cameras/lighting. Yard of the Month – incentives.

Resident’s Forum: N/A

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Financials: February 2017

Discussion: The Board reviewed and Approved the February 2017 Financial Reports. Operating Account: \$59,870, Reserve Account: \$250,739, Total: \$310,609, Collections for 2016-2017 are at 75.7%.

Motion: Ed Shelton made a motion to approve the February 2017 Financial Reports and to open an ACC Liability Bank Account with Woodforest National Bank.

Second: Dickey Hurst seconds the motion.

Carried: The motion was carried.

Old Business:

Committee Reports:

Architectural Control: The Committee reviewed current submissions.

Security:

Discussion: Invite Security Officer to Executive Session 1/4ly, hired patrol is not 24hrs, owners/residents need to contact Sheriffs Department to make reports, increased patrol coverage for Friday/Saturday evenings, dirt bikes trespassing on vacant lots on LCH.

Social:

Easter Event – April 15, 2017 Newsletter/Event Flyer – Dickey Hurst will deliver.

Spring Garage Sale – April 29, 2017 Rosa Josey will take out Ad/Signs

Maintenance:

Boat Ramp:

Discussion: Fence construction completed. Bids pending for parking lot/boat ramp repairs.

Tennis Court:

Discussion: Self-closing Gate – Bidding

Mowing: March Mowing completed, Common Areas regular schedule – April.

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Sports Park:

Discussion: Entrance posts to control access - approved, Volleyball area – Bid – Hold, install net from Clubhouse, Walking Trail – completed. 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. Basketball nets – change out.

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

New Business:

02-05-102 LCH owned – Kendall Homes interested.

8:38pm Adjourn Board Meeting into Executive Session: Collection, Legal Matters, Property Inspections, and Expense Procedures.

8:52pm Adjourn Executive Session and Board Meeting

Next Board Meeting: Wednesday, April 19, 2017 @ 7:00pm – Community Center

Submitted by Jennifer Stanley, April 19, 2017