

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

BOARD OF DIRECTORS MEETING MINUTES May 17, 2017

Held at Lake Conroe Hills Community Center

The meeting was opened at 7:03pm 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, Jim Woods, Alice Sparks, Troy Barta, Don Beckham, Chuck Ebert

Board Meeting Minutes: April 19, 2017

Motion: Dennis Taylor made a motion to approve the April 19, 2017 Board Meeting Minutes with corrections.

Second: Ed Shelton seconds the motion.

Carried: The motion was carried.

President’s Report

May 9, 2017 – HOA Meeting Report

Resident’s Forum:

Cal & Diane Myers: Addressed the Board regarding potential ACC and Deed Restriction Violations in the community.

Board Response – The Board thanked the owners for their concerns. Violations are confidential and cannot be discussed outside of the Board of Directors Executive Session. Deed Violation Complaint Forms are available on the website.

Chuck Ebert: Addressed the Board regarding potential ACC and Deed Restriction Violations in the community and ability of Security Patrol to enforce Trespassing at LCH Parks/Common Areas.

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Board Response – The Board thanked the owner for his concerns. Violations are confidential and cannot be discussed outside of the Board of Directors Executive Session. Deed Violation Complaint Forms are available on the website. Security Patrol must act under required guidelines.

Don Beckham: Addressed the Board regarding updating Deed Restrictions to meet current times.

Board Response – The Board thanked the owners for his comments, LCH legal council is reviewing several community issues at this time.

Financials: April 2017

Discussion: The Board reviewed and Approved the April 2017 Financial Reports. Operating Account: \$28,197, Reserve Account: \$250,810, Total: \$279,008, Collections for 2016-2017 are at 85.05%

Motion: Dwight Johnson made a motion to approve the April 2017 Financial Reports.

Second: Dennis Taylor seconds the motion.

Carried: The motion was carried.

2017-2018 Annual Maintenance Dues:

Motion: Dennis Taylor made a motion to set the 2017-2018 Annual Maintenance Dues at \$179.08.

Second: John Patula seconds the motion.

Carried: The motion was carried.

DRAFT Budget 2017-2018:

Discussion: The Board will review the Draft 2017-2018 Operating Budget for approval at the June 21, 2017 Board Meeting.

Old Business:

Committee Reports:

Architectural Control: The Committee reviewed current submissions. ACC is working with builder for better rate on additional street lights. Fence Lines – property line installation on some, set back line on others – leaves gap that no one is maintaining.

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Security:

Discussion: Motor bikes trespassing on Lots at LCH Entrance. Vehicles with expired tags parked in road easements – Officer Ray will monitor. Several holes dug at Sunset Park.

Social:

July 4th Event:

Discussion: Scheduling – will hold on Saturday, July 1st to accommodate volunteers.

Yard of the Month: Awarded for May.

Maintenance:

Boat Ramp:

Discussion: Bids pending for parking lot/boat ramp repairs with new design – Fall Project. New Milstead Towing Signs needed. 2 swing seats needed at Sunset Park.

Tennis Court:

Discussion: Self-closing Gate – Bid reviewed – HOLD on project. Tennis Court – move backboard to other side – Bid.

Duckling Park:

Discussion: Self-closing Gate – Bid reviewed – HOLD on project.

Clubhouse:

Discussion: Troy Barta bidding post additions. Clubhouse re-keyed with 15 copies, implemented Key Sign-Out Sheet, have Clubhouse cleaned stove/cabinets. Bench/picnic Table damaged.

Mowing: May Mowing completed 18 Lots.

Sports Park:

Discussion: Entrance posts to control access - approved, 3 Trash Can Frames – Bill Schmidt – specs for building metal can frames. Custom Sign for Roadway – Ed Shelton will provide contractor options for review.

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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

Newsletter: Newsletter w/ July 4th Event Flyer will be sent with 2017-2018 Annual Billing – submit items to Rosa Josey by June 10th, 2017.

New Business: N/A

8:36pm Adjourn Board Meeting into Executive Session: Collection, Legal Matters, Property Inspections.

8:40pm Adjourn Executive Session and Board Meeting

Next Board Meeting: Wednesday, June 21, 2017 @ 7:00pm – Community Center

Submitted by Jennifer Stanley, June 21, 2017