

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

BOARD OF DIRECTORS MEETING MINUTES June 21, 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:

Robe Allen, Jim Woods, Dianna & Cal Myers, Alice Sparks, Tom Norvelle, Troy Barta, Eric Swisher, Heather Terhune, Owen Loras, Jay Lara

Board Meeting Minutes: May 17, 2017

Motion: Ed Shelton made a motion to approve the May 17, 2017 Board Meeting Minutes with corrections.

Second: Rosa Josey seconds the motion.

Carried: The motion was carried.

President’s Report

June 12, 2017 – HOA Meeting Report

Resident’s Forum:

Cal & Diane Myers: Addressed the Board regarding potential 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.

Jay Lara: Addressed the Board regarding potential Deed Restriction Violations in the community.

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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.

Financials: May 2017

Discussion: The Board reviewed the May 2017 Financial Reports. Operating Account: \$16,357, Reserve Account: \$250,831, Total: \$267,189, Collections for 2016-2017 are at 85.051%. The Board reviewed and amended the Draft 2017-2018 Operating Budget.

Motion: Rosa Josey made a motion to approve the May 2017 Financial Reports.
Second: John Patula seconds the motion.
Carried: The motion was carried.

2017-2018 Operating Budget:

Motion: Dickey Hurst made a motion to approve the 2017-2018 Operating Budgets.
Second: Dennis Taylor seconds the motion.
Carried: The motion was carried.

2017-2018 Annual Billing:

Discussion: Annual Billing will be sent out with the LCH Newsletter to include the July 4th Event Flyer, 2017-2018 Operating Budget and the 2017-2018 Payment Coupon. Online payments can be made via the website at www.lakeconrohills.weebly.com (convenience charges apply).

Old Business:

Committee Reports:

Architectural Control: The Committee reviewed current submissions. ACC is working with builder for better rate on additional street lights. County has approved Phase 1 Roads – Kendall Homes - Phase 2 set to begin in October.

Security:

Discussion: Sunset Park use by non-owners – Officer Ray.

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Neighborhood Watch:

Discussion: June 13th Meeting – 6 Members present, Next Meeting – July 11th. Emergency Contact – Magnets for Owners.

Motion: Rosa Josey made a motion to approve the purchase of Emergency Contact Magnets for Owners in LCH.

Second: John Patula seconds the motion.

Carried: The motion was carried.

Social:

July 4th Event:

Discussion:

Saturday, July 1st - 10:00am

Event Flyer w/Mailout – Need Volunteers – post on website

Maintenance:

Boat Ramp:

Discussion: 4 Bids pending for parking lot/boat ramp repairs with new design – Fall Project. New Milstead Towing Signs - ordered. Parking Lot Expansion/Parking Spaces discussed.

Sunset Park:

Discussion: Electrical repairs need to outlets – contact former electrician. Investigate a cell phone charging station option.

Duckling Park:

Discussion: Self-closing Gate – Bid reviewed – HOLD on project. 2 swing seats and new spring rider needed.

Motion: Rosa Josey made a motion to approve the purchase of 2 swing seats and a new spring rider at the best possible price for Duckling Park.

Second: Ed Shelton seconds the motion.

Carried: The motion was carried.

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Clubhouse:

Discussion: Troy Barta bidding submitted a revised bid for the addition of posts/cable to restrict driving over the irrigation lines. Troy will submit a bid for adding a berm to direct drainage as well as a handrail at the back of the Pavilion.

Mowing: June Mowing completed 20 Lots.

Sports Park:

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

Tennis Court:

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

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

Communications: Jody Harmon new website www.lakeconrohills.weebly.com

Newsletter: Newsletter w/ July 4th Event Flyer & 2017-2018 Operating Budget will be sent with 2017-2018 Annual Billing.

New Business:

Review and Approve Policy Resolutions:

Resolution Regarding Regulation of Standby Electrical Generators

Discussion: The Board reviewed the Policy drafted by counsel. Ed Shelton will contact the attorney to discuss and submit edits as needed for review and approval at July 19, 2017 Board Meeting.

Architectural Control Committee Building Packet:

Amend Signature Page – ACC Refundable Deposit Forfeit After 6-Months

Discussion: Hold

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Maintenance Items – Protocol:

Discussion: Dennis Taylor - Contact

8:47pm Adjourn Board Meeting into Executive Session: Collection, Legal Matters, Property Inspections, Bids

9:30pm Adjourn Executive Session

Open Board Meeting:

Motion: Rosa Josey made a motion to approve Troy Barta's bid for additional posts at the Community Center.

Second: John Patula seconds the motion.

Carried: The motion was carried.

9:38pm Adjourn Board Meeting

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

Submitted by Jennifer Stanley, July 19, 2017