

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

BOARD OF DIRECTORS MEETING MINUTES July 19, 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 - Absent

Dennis Taylor – Present

Dickey Hurst – Present

Rosa Josey - Present

John Patula - Present

Jennifer Stanley – ACMG – Present

Guests:

Dianna & Cal Myers, Troy Barta, Deborah Nelson, Andrew Johnson, Morgen Frazier, Chuck Ebert

Board Meeting Minutes: June 21, 2017

Motion: Dwight Johnson made a motion to approve the June 21, 2017 Board Meeting Minutes.

Second: Dennis Miller seconds the motion.

Carried: The motion was carried.

President’s Report – N/A

Resident’s Forum:

Chuck Ebert: Addressed the Board regarding the use of LCH amenities by non-owners and optional access control solutions.

Board Response – The Board thanked the owner for his concern. Fencing/Access Control for Sunset Park/Boat Ramp will be investigated for pricing.

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

BOARD OF DIRECTORS MEETING MINUTES July 19, 2017

Financials: 2016-2017 Fiscal Year End

Discussion: The Board reviewed the 2016-2017 Fiscal Year End Financial Reports. Operating Account: \$15,200, Reserve Account: \$250,831, Total: \$266,031, Collections for 2016-2017 are at 86.04%. The CPA will prepare and file corporate tax returns.

Motion: Dennis Taylor made a motion to approve the 2016-2017 Fiscal Year End Financial Reports.

Second: John Patula seconds the motion.

Carried: The motion was carried.

2017-2018 Annual Billing:

Discussion: Annual Billing has been sent out with the 2017-2018 Payment Coupon. Online payments can be made via the website at www.lakeconroehills.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.

Neighborhood Watch: N/A

Social:

July 4th Event: Great Turn out – Need Receipts for Event (10 Days)

Maintenance:

Boat Ramp:

Discussion: Bids for parking lot repairs with new design were reviewed.

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

BOARD OF DIRECTORS MEETING MINUTES July 19, 2017

Motion: Rosa Josey made a motion to approve the bid submitted by Teague's Asphalt Paving pending references.
Second: Dennis Miller seconds the motion.
Carried: The motion was carried.

Sunset Park:

Discussion: Electrical repairs working with Activate Electric – Hays Utility breaker box access needed. Dennis/Dickey.

Duckling Park:

Discussion: 2 swing seats delivered – Dennis Taylor will install. Rosa Josey working with contractor on new spring rider.

Clubhouse:

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

Mowing: July Mowing completed 19 Lots.

Sports Park:

Discussion: 3 Trash Can Frames – Bill Schmidt – working on metal can frames. Custom Metal Sign for Roadway –pending contractor design options for review.

Tennis Court:

Discussion: Net repairs – Dickey/Dennis

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:

Review and Approve Policy Resolutions:

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

**BOARD OF DIRECTORS MEETING
MINUTES
July 19, 2017**

Rental And Leasing Policy

Discussion: The Board reviewed the Rental and Leasing Policy drafted by counsel.

Motion: Rosa Josey made a motion to approve the Rental and Leasing Policy as drafted by counsel.

Second: John Patula seconds the motion.

Carried: The motion was carried

Annual Legal Consultation:

Discussion: Work with Attorney to schedule –
Wednesday, September 20, 2017 6:30-7:30pm – Executive Session

8:17pm Adjourn Board Meeting into Executive Session: Collection, Legal Matters and Property Inspections

8:37pm Adjourn Executive Session

Open Board Meeting:

Motion: Dickey Hurst made a motion to approve 3 Authorizations to File Suite on delinquent property owners.

Second: John Patula seconds the motion.

Carried: The motion was carried.

8:45pm Adjourn Board Meeting

Next Board Meeting: Wednesday, August 16, 2017 @ 7:00pm – Community Center

Submitted by Jennifer Stanley, August 16, 2017