

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

BOARD OF DIRECTORS MEETING MINUTES August 16, 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 - Absent

John Patula - Present

Jennifer Stanley – ACMG – Present

Guests:

Terleen Hurst, Cody & Nicole Scroggins, Leslie Dunn, Bettye Peterson, Taylor Threadhill, Tim & Kathy Reilly, Dianna & Cal Myers, Alice Sparks, Garry & Aileen Graybill, Colin & Morgen Frazier, Chuck Ebert

Board Meeting Minutes: August 16, 2017

Motion: Dwight Johnson made a motion to approve the July 19, 2017 Board Meeting Minutes with corrections.
Second: Ed Shelton seconds the motion.
Carried: The motion was carried.

President’s Report – August 8, 2017 Attached

Resident’s Forum:

Dianna & Cal Myers – Website updates needed

Board Response – The current webmaster, Jody Harmon has resigned from the HOA Board and will be moving, a new webmaster is needed.

Terleen Hurst – Addressed the Board regarding increasing Social Budget for Community events and the need to have event receipts submitted timely.

Board Response – The Board thanked the owner, current receipts have been received.

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Chuck Ebert: Addressed the Board regarding the use of LCH amenities by non-owners.
Board Response – Fencing/Access Control for Sunset Park/Boat Ramp is out for bid.

Financials: July 2017

Discussion: The Board reviewed the July 2017 Financial Reports. Operating Account: \$58,566, Reserve Account: \$250,873, Total: \$309,873, Collections for 2017-2018 are at 51.81%. The CPA is finalizing corporate tax returns.

Motion: Dwight Johnson made a motion to approve the July 2017 Financial Reports.
Second: Dickey Hurst 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: Access control for Sunset Park – working.

Neighborhood Watch:

Discussion: Several mailboxes left open, suspicious vehicle at end of new road section. Options for registering parties over 8 people at the Common areas

Social:

Discussion: The Board as a whole will oversee all Social Events, Troy Barta – Chair, Budget reductions will be reviewed as many items already purchased may be reusable.

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Motion: Dwight Johnson made a motion to appoint Troy Barta as Social Committee Chair with Board oversight.
Second: Ed Shelton seconds the motion.
Carried: The motion was carried.

Halloween Event – October 31, 2017 – Troy Barta

Maintenance:

Boat Ramp:

Discussion: Teague Asphalt – Scheduling for repair.

Sunset Park:

Discussion: Electrical repairs working with Activate Electric – Hays Utility breaker box access needed. Access control – Contractor meeting conducted, preliminary bid and spec modifications discussed. Survey with existing improvements – schedule.

Duckling Park:

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

Clubhouse:

Discussion: Adding a berm to direct drainage as well as a handrail at the back of the Pavilion – Approved. Ed Shelton will prepare a presentation for installing Wi-Fi and pull down TV screen.

Mowing: August Mowing completed 22 Lots. Include mowing outskirts of Sports Park to maintain growth. Landscaper access by Kendal – Approved.

Sports Park:

Discussion: 3 Trash Can Frames – Bill Schmidt – donated (Thank you Basket – Approved), Troy Barta & Volunteers to install. Custom Metal Sign for Roadway –pending contractor design options for review.

Tennis Court:

Discussion: Net repairs – Dickey/Dennis

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

Communications: New webmaster needed – Michael Gallardo – pricing needed. Old website has been directed to website www.lakeconrohills.weebly.com

New Business:

Annual Boat Ramp Key Exchange:

Discussion: The 2017 Key Exchange will not be held as alternative options for Access Control are being bid.

Review and Approve Policy Resolutions:

Resolution Regarding Regulation of Standby Generators

Discussion: Tabled for addition clarification by legal counsel at October 18, 2017 Board Meeting.

Annual Legal Consultation:

Discussion: Wednesday, October 18, 2017 6:30-7:30pm – Executive Session

8:25pm Adjourn Board Meeting into Executive Session: Collection, Legal Matters and Property Inspections, DV Hearing.

8:50pm Adjourn Executive Session

Open Board Meeting:

Motion: Dickey Hurst made a motion to pursue legal action against 1 property owner for violation against the Deed Restrictions.

Second: John Patula seconds the motion.

Carried: The motion was carried.

Motion: Dwight Johnson made a motion to use the existing ABB Reserve Account with a line item for Security Deposits instead of opening a third account with Woodforest Bank.

Second: Dickey Hurst seconds the motion.

Carried: The motion was carried.

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**BOARD OF DIRECTORS MEETING
MINUTES
August 16, 2017**

8:45pm Adjourn Board Meeting

Next Board Meeting: Wednesday, September 20, 2017 @ 7:00pm – Community Center

Submitted by Jennifer Stanley, September 20, 2017