

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

**BOARD OF DIRECTORS MEETING
MINUTES
September 20, 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

Dickie Hurst – Present

Rosa Josey - Present

John Patula - Present

Jennifer Stanley – ACMG – Present

Guests:

Dianna & Cal Myers, Troy Barta, Bettye Peterson, Jimmy Woods

Board Meeting Minutes: August 16, 2017

Motion: Dwight Johnson made a motion to approve the August 16, 2017 Board Meeting Minutes with corrections.

Second: Dickie Hurst seconds the motion.

Carried: The motion was carried.

President’s Report – September 12, 2017 Attached

Resident’s Forum:

Dianna & Cal Myers – Addressed the Board regarding owner’s recourse against the Association for perceived non-enforcement of the Deed Restrictions.

Board Response – The owners were instructed to contact their individual legal counsel.

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Financials: August 2017

Discussion: The Board reviewed the August 2017 Financial Reports. Operating Account: \$83,244, Reserve Account: \$226,694, Total: \$309,939, Collections for 2017-2018 are at 68.24 %. The CPA has finalized the corporate tax returns.

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

Second: Dickie Hurst seconds the motion.

Carried: The motion was carried.

2017-2018 Annual Billing:

Discussion: 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. Ed Shelton is working with Entergy on original contract negotiations– currently owners pay for street lights. Assessment of additional street lights to be conducted by Entergy – preliminary pricing under \$2,500. Kendall Homes - Phase 2 set to begin in October.

Security:

Discussion: Suspicious activity turned into Security patrol. Owner complaint – was treated rudely by Security Patrol – complaint can be filed with Constable's Office. Removal of inoperable vehicles from road easements

Neighborhood Watch:

Discussion: Security camera pricing for individual owners. Presentation at next meeting – Crime Statistics & Safety.

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Social:

Discussion:

Halloween Event – October 31, 2017 – Troy Barta

Event will only be held if volunteers can be found, none at this time. Troy will update Board.

Community Garage Sale – October 21 & 22, 2017 DATE??

Rosa Josey will take out ad.

John Patula & Dwight Johnson will put out signs.

Maintenance:

Boat Ramp:

Discussion: Teague Asphalt – Scheduling for repair.

Sunset Park:

Discussion: Electrical repairs working with Activate Electric – need to complete light fixture under the Pavilion. Access control – Contractor meeting conducted, preliminary bid and spec modifications discussed. Survey with existing improvements – ordered.

Duckling Park:

Discussion: Rosa Josey working with contractor on new spring rider. Mulch for under play equipment – Bid out. Dennis Taylor working on play equipment repairs.

Clubhouse:

Discussion: Install handrail at the back of the Pavilion – Approved. Added Berm – slight washout – repair and add sod. Don Beckham/Ed Shelton will prepare specs for options on Clubhouse/Amenities security cameras and pull down TV screen for Clubhouse. Gutters – pricing, pressure washing.

Mowing: September Mowing 17 completed Lots. Ruts filled – Hackberry access – driving onto Sports Park.

Sports Park:

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Discussion: 3 Trash Can Frames – Bill Schmidt – donated (Thank you Basket – Delivered), Frazier Lawn Service – install meet with Dickie Hurst. Custom Metal Sign for Roadway – pending contractor design options for review. No Parking Sign for gate at Ridgecrest.

Tennis Court:

Discussion: Net repairs – Dickie Hurst/Dennis Taylor

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:

Insurance Claim:

Discussion: Claim inquiry for damage at Boat Ramp/Sunset Park Bulkhead.

Buoys: Needed for canals.

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.

9:15pm Adjourn Executive Session

Open Board Meeting:

9:17pm Adjourn Board Meeting

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Next Board Meeting: Wednesday, October 18, 2017 @ 6:30pm Executive Session, 7:30pm –
Board of Directors Meeting - Community Center

Submitted by Jennifer Stanley, October 18, 2017