

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

BOARD OF DIRECTORS MEETING MINUTES January 17, 2018

Held at Lake Conroe Hills Community Center

The meeting was opened at 7:00pm 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:

(Sign In Sheet)

Board Meeting Minutes: November 15, 2017

Motion: Dwight Johnson made a motion to approve the November 15, 2017 Board Meeting Minutes.

Second: Dennis Taylor seconds the motion.

Carried: The motion was carried.

President’s Report: January 9, 2018 (attached)

Resident’s Forum: N/A

Financials: December 2017

Discussion: The Board reviewed the December 2017 Financial Reports. Operating Account: \$43,327 Reserve Account: \$226,778, ACC Refund Account \$24,200, Total: \$270,105 Collections for 2017-2018 are at 74.23%.

Motion: Dickie Hurst made a motion to approve the December 2017 Financial Reports.

Second: Rosa Josey seconds the motion.

Carried: The motion was carried.

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Discussion: Sunset Park – Trash Container from Santex, discontinue service at Duckling Park. Legal Expense Comparison for next meeting.

Motion: Dickie Hurst made a motion to discontinue Trash Service at Duckling Park.

Second: Rosa Josey seconds the motion.

Carried: The motion was carried.

Old Business:

Committee Reports:

Architectural Control: The Committee reviewed current submissions. Ed Shelton is working with Entergy on original contract - currently owners pay for street lights. Assessment of additional street lights to be conducted by Entergy – preliminary pricing under \$2,500.

Security:

Discussion: Trespassing (neighbor to neighbor).

Neighborhood Watch: January 9, 2018 (attached)

Social:

2018 Calendar:

Easter Event	March 24/25
July 4th Event	4th
Halloween Event	October 20th
Christmas Event	December 9th
Lighting Contest	December 9 – 15th
Community Garage Sale	
Spring Saturday April 21st	8-3
Fall Saturday October 13th	8-3

Discussion: Receipt reimbursements will be handled by Board Members/Management - Committee Volunteers will be reimbursed for approved expenditures.

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Maintenance:

Boat Ramp:

Discussion: Bulkhead repairs – removing damaged right side of bulkhead (beach). Dwight Johnson will solicit bids for removal. Lock broken – Locksmith has ordered new lock, need old one cut off and new one welded in place.

Sunset Park:

Discussion: Access control – 2nd Contractor meeting 11/16/17 with updated specifications on fence and access gate locations, 8 foot fencing, cantilever gate – Layout Design & rendition curve top spiked top. 2 card readers, DSL, Electric Meter. 2 Preliminary bids received on fencing, 1 bid received for Access Control, 1 Pending. Options for fencing placement, concerns on restricting the water view from the park.

Duckling Park:

Discussion: Rosa Josey ordering new spring rider and mulch for under play equipment – Bidding out.

Clubhouse:

Discussion: Install handrail at the back of the Pavilion (ADA requirements) Check Contractor completion date. Added Berm – slight washout – repair and add sod. Programmable thermostat for Clubhouse. Ed Shelton prepared specs for options on Clubhouse/Amenities, security cameras and pull down TV screen for Clubhouse. Gutters – pricing, light bulb replacement. Scope of work for cleaners.

Discussion: Handrail at back of Community Center – delay of completion of project – Greg Goeckel will coordinate with contractors to complete.

Mowing:

Discussion: Removal of bad shrubbery around Community Center – Frazier will remove.

Sports Park:

Discussion: Custom Metal Sign for Roadway – pending contractor design options for review.

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

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Communications: New webmaster needed – Michael Gallardo – Contact for contract on pricing \$150 per page 8-10 Pages, Monthly Updates \$25 an hour minimum 4 hour minimum – negotiate monthly update price. Contact Kevin Kutter to gain access to www.lakeconroehills.com admin and password.

New Business:

Review and Approve Policy Resolutions:

Resolution Regarding Regulation of Standby Generators - TABLE

9:11pm Adjourn Board Meeting into Executive Session: Legal Updates, Collections, Property Inspections.

9:40pm Adjourn Executive Session and Board Meeting:

Next Board Meeting: Wednesday, February 21, 2018 @ 7:00pm – Board of Directors Meeting

Submitted by Jennifer Stanley, February 21, 2018