

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

BOARD OF DIRECTORS MEETING MINUTES October 17, 2018

Held at Lake Conroe Hills Community Center

The meeting was opened at 7:02pm 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 – Absent

Rosa Josey - Present

John Patula - Present

Jennifer Stanley – ACMG – Present

Guests:

(Sign In Sheet)

Board Meeting Minutes: September 19, 2018

Motion: Dennis Taylor made a motion to approve the September 19, 2018 Board Meeting Minutes.

Second: John Patula seconds the motion.

Carried: The motion was carried.

President’s Report:

Discussion: Ed Shelton gave the HOA Report. Election Procedures for 2018-2019 were presented and will be added to the website and sent via email blast.

Owner Requests to Address the Board: N/A

Financials: September 2018

Discussion: The Board reviewed the September 2018 Financial Reports. Operating Account: \$101,669 Reserve Account: \$170,914 Total: \$272,584 Collections for 2018-2019 are at 70.43%.

Motion: Dennis Taylor made a motion to approve the September 2018 Financial Reports.

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Second: Ed Shelton seconds the motion.

Carried: The motion was carried.

Old Business:

Community Priority Projects:

Project List 2018-2019:

1. Boat Ramp Repairs: Dock Repairs, Boat Ramp Repairs, Access Control
2. Buoys: Sunset Park/Boat Ramp
- 3.
4. Community Center Updates
5. Surveillance Cameras for Common Areas
6. Signage – Marquis
7. Sunset Park (Electric Meter)
8. Community Center (Additional Gutters)
9. Sports Park Improvements

Committee Reports:

Architectural Control: The Committee approved current applications.

Security:

Discussion: Sunset Park No Trespassing – Install.

Neighborhood Watch:

Discussion: Re-order Sign at Lake Breeze/Bunker Hill.

Social:

2018 Calendar: Need Volunteers

Halloween Event October 20th

Dwight Johnson, Chair

Volunteers:

Christmas Event December 9th (Need Volunteers by 11/14/18)

Lighting Contest December 9 – 15th

Community Garage Sale

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MINUTES**

October 17, 2018

Fall Saturday, October 13th - Success

John Patula, Chair

Volunteers: Heather Terhune, Ashton Sediata

Flag Display

Flags for Holidays

Maintenance:

Community Center:

Discussion: Painting of bollards – Troy Barta will coordinate bids/volunteers. Wooden bollards need maintenance (leaning). Painting – silver w/reflective tape. Landscape rock at Pavilion.

Duckling Park:

Discussion: Painting of bollards – Troy Barta will coordinate bids/volunteers

Pressure Washing:

Discussion: Pressure washing at the Community Center Pavilion completed.

Boat Ramp:

Discussion: Boat Ramp – Decking repairs – substructure repairs, options for Wood vs. Trek decking. Dwight Johnson will coordinate bids with Dennis Taylor.

Sunset Park:

Discussion: Trespassing –Signage - Install. Order 2 new belt swings.

Buoys:

Discussion: SJRA Canal and Boat Ramp Buoy Permit submitted. Dwight Johnson will Coordinate bids.

Mowing:

Discussion: No Report

Sports Park:

Discussion: Sign – No Blocking Entrance - Install

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Communications: Access to lakeconroehills.weebly was obtained.

Motion: Rosa Josey made a motion to hire Roxanne Rabor to design an HOA website, user friendly that can be self updated.
Second: John Patula seconds the motion.
Carried: The motion was carried.

New Business:

Sale of Lot 02-05-102

Discussion: Kendall Homes offered to trade Lot XXX (drainage pipes running through it) for Association owned Lot 02-05-102. The Board will move forward with the Listing Agreement with Century 21 Hardee Realty.

Community Center Rentals:

Discussion: The Board will divide out months to check the Community Center after rentals for the return of the Refundable Deposit. Check thermostat after function – programmable to reduce expense.

July 2018 – Dwight Johnson
August 2018 – Dwight Johnson
September 2018 – Rosa Josey
October 2018 – John Patula
November 2018 – Dickie Hurst
December 2018 – Dennis Taylor

8:20pm Adjourn Board Meeting into Executive Session: Owner Presentations – Requests to meet with the Board, Legal Updates, Collections, Property Inspections.

8:41pm Adjourn Executive Session into Board Meeting:

Motion: Ed Shelton made a motion to amend the approval for the Resolution Regarding Installation and Inspection.
Rosa

8:41pm Adjourn Board Meeting:

Next Board Meeting: Wednesday, December 19, 2018 @ 7:00pm – Board of Directors Meeting

Submitted by Jennifer Stanley, December 19, 2018