

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

**BOARD OF DIRECTORS MEETING
MINUTES
October 18, 2017**

Held at Lake Conroe Hills Community Center

Executive Session 6:30pm – 7:30pm – Annual Legal Update from Association’s Attorney

The meeting was opened at 6:30pm 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 6:51pm

Dickie Hurst – Present

Rosa Josey - Present

John Patula - Present

Jennifer Stanley – ACMG – Present

Guests:

Chris Archambault – Daughtry & Jordan, P.C.

Discussion: The Association’s Attorney discussed legal updates and procedural questions with the Board.

Adjournment of Executive Session 7:36pm

Board of Director’s Meeting

The meeting was opened at 7:39pm 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: Don Beckham, Alice Sparks, Glenda & Jim Booth, Oliver Lora

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Board Meeting Minutes: September 20, 2017

Motion: Dwight Johnson made a motion to approve the September 20, 2017 Board Meeting Minutes as presented.
Second: Dennis Taylor seconds the motion.
Carried: The motion was carried.

President's Report – October 10, 2017 Attached

Resident's Forum:

Alice Sparks – Addressed the Board thanking them for their continued work, thanked the Social Committee for past Halloween Events.

Financials: September 2017

Discussion: The Board reviewed the September 2017 Financial Reports. Operating Account: \$79,176 Reserve Account: \$226,715, ACC Refund Account \$24,200, Total: \$305,891
Collections for 2017-2018 are at 69.9 %.

Motion: Dwight Johnson made a motion to approve the September 2017 Financial Reports.
Second: Rosa Josey 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).

Authorization To File Suit

Motion: Dwight Johnson made a motion to approve the Authorization to File Suit on 1 Owner in violation of the Deed Restrictions.
Second: Dickie Hurst seconds the motion.
Carried: The motion was carried.

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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 vehicles – posing as FEMA – contact Sheriff's Department.

Neighborhood Watch: October 10, 2017 (4 in attendance w/Sheriff's Department representative).

Social:

Discussion:

Halloween Event – October 28, 2017 – Troy Barta

Community Garage Sale – October 13/14 and October 20/21

Maintenance:

Boat Ramp:

Discussion: Teague Asphalt – Completed, Bulkhead repairs - Pending

Sunset Park:

Discussion: 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 – Completed – updated specifications on fence and access gate locations – Completed – Sent to contractors w/ bid specifications.

Duckling Park:

Discussion: Rosa Josey ordering new spring rider. Mulch for under play equipment –Bid out.

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Clubhouse:

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

Mowing: October Mowing completed 15 Lots.

Sports Park:

Discussion: Dickie Hurst installed trash cans/holders. Custom Metal Sign for Roadway – pending contractor design options for review. No Parking Sign for gate at Ridgecrest.

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 \$150 per page 8-10 Pages, Monthly Updates \$25 an hour minimum 4 hours, presentation at next meeting.
www.lakeconroehills.weebly.com

New Business:

Review and Approve Policy Resolutions:

Resolution Regarding Regulation of Standby Generators

Discussion: Tabled for clarifications by legal counsel.

Annual Meeting – Elections

2 Board Positions Open
Officers

8:42pm Adjourn Board Meeting

Next Board Meeting: Wednesday, November 15, 2017 @ 7:00pm – Board of Directors Meeting
- Community Center

Submitted by Jennifer Stanley, November 15, 2017