

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

**BOARD OF DIRECTORS MEETING
MINUTES**

November 15, 2017

Held at Lake Conroe Hills Community Center

The meeting was opened at 7:05pm 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

Dickie Hurst – Present

Rosa Josey - Present

John Patula - Present

Jennifer Stanley – ACMG – Present

Guests:

Don Beckham, Tracey Goeckel, Ron Pickering, Holly Deverts

Board Meeting Minutes: October 18, 2017

Motion: Rosa Josey made a motion to approve the October 18, 2017 Board Meeting Minutes with corrections.

Second: Dennis Taylor seconds the motion.

Carried: The motion was carried.

President’s Report – October 10, 2017 Attached, November 14, 2017 Attached.

Dickie Hurst read submitted President’s Report.

Resident’s Forum:

Financials: October 2017

Discussion: The Board reviewed the October 2017 Financial Reports. Operating Account: \$66,568 Reserve Account: \$226,736, ACC Refund Account \$24,200, Total: \$293,305 Collections for 2017-2018 are at 72.81%.

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

Second: Rosa Josey seconds the motion.

Carried: The motion was carried.

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Discussion: Revisit the 2017-2018 Operating Budget for expenditure reductions.

Old Business:

Committee Reports:

Architectural Control: The Committee reviewed current submissions. 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.

Security:

Discussion: Suspicious vehicles – posing as FEMA – contact Sheriff's Department. Security Cameras for Parks/Amenities.

Neighborhood Watch: (Report Attached)

Social:

Discussion:

Halloween Event – October 28, 2017 – Troy Barta
Receipts received.

Christmas Event – December 10, 2017 – Flyer – Hand Delivered

Christmas Lighting Contest – December 10-17, 2017 – Flyer – Hand Delivered

Maintenance:

Boat Ramp:

Discussion: Bulkhead repairs - Pending

Sunset Park:

Discussion: Don Beckham – will look at installing the light fixture under the Pavilion. Irrigation – reprogram times/spray area. Access control – 2nd Contractor meeting 11/16/17 with updated specifications on fence and access gate locations. 2 Preliminary bids received on fencing, 1 Pending, 1 bid received for Access Control, 2 Pending. Options for fencing placement, concerns on restricting the water view from the park.

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Duckling Park:

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

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. Ed Shelton prepared specs for options on Clubhouse/Amenities, security cameras and pull down TV screen for Clubhouse. Gutters – pricing, light bulb replacement.

Motion: Dickie Hurst made a motion to allocate a budget amount of up to \$1,500 for upgrading Clubhouse Technology.
Second: Dennis Taylor seconds the motion.
Carried: The motion was carried.

Clubhouse Rental:

Discussion: Updating Rules/Rental Hours etc.

Mowing: N/A

Discussion: Landscape extras – Ant treatment, fertilization of Parks and trees.

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.

Communications: New webmaster needed – Michael Gallardo – Contact for contract on pricing \$150 per page 8-10 Pages, Monthly Updates \$25 an hour minimum 4 hours.
www.lakeconroehills.weebly.com

New Business:

Review and Approve Policy Resolutions:

Resolution Regarding Regulation of Standby Generators

Discussion: Tabled

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Nomination Meeting – Annual Elections November 14, 2017

2 Board Positions Open
Officers

Discussion: Ed Shelton – President, Dwight Johnson – Chairman of the Board, Dickie Hurst, Troy Barta – Vice President. All elected by acclamation.

8:45pm Adjourn Board Meeting into Executive Session: Legal Updates, Collections, Property Inspections.

8:50pm Adjourn Executive Session and Board Meeting:

Motion: Dwight Johnson made a motion to have a Board Member be responsible for handing out designated funds as receipts are received for all Community Events.

Second: Rosa Josey seconds the motion.

Carried: The motion was carried

Next Board Meeting: Wednesday, January 17, 2018 @ 7:00pm – Board of Directors Meeting

Submitted by Jennifer Stanley, January 17, 2018