

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

**BOARD OF DIRECTORS MEETING
MINUTES
February 21, 2018**

Held at Lake Conroe Hills Community Center

The meeting was opened at 6:30pm by Chairman of the Board, Dwight Johnson.

Executive Session 6:30pm – 7:00pm Chris Archambault, Daughtry & Farine, P.C.
Topics: Legal Updates

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 - Absent

Jennifer Stanley – ACMG – Present

Guests:

(Sign In Sheet)

Board Meeting Minutes: January 17, 2018

Motion: Dwight Johnson made a motion to approve the January 17, 2018 Board Meeting Minutes.
Second: Rosa Josey seconds the motion.
Carried: The motion was carried.

President’s Report: N/A

Resident’s Forum: N/A

Financials: January 2018

Discussion: The Board reviewed the January 2018 Financial Reports. Operating Account: \$35,358 Reserve Account: \$226,800, Total: \$262,158 Collections for 2017-2018 are at 81.15%.

Motion: Rosa Josey made a motion to approve the January 2018 Financial Reports.
Second: Dickie Hurst seconds the motion.

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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: N/A

Social:

2018 Calendar:

Easter Event	March 24/25	Flyer – Rosa Josey – Dickie Hurst will deliver.
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	
Flag Display		
Flags for Holidays		

Maintenance:

Boat Ramp:

Discussion: Bulkhead repairs – removing damaged right side of bulkhead (beach). Bids for removal of Beach Area being solicited.

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Sunset Park:

Discussion: Swing repair needed. Access control – updated specifications on fence and access gate locations, 8 foot fencing, cantilever gate – curve top spiked top. 2 card readers, Phone Line, Electric Meter. 2 Preliminary bids received on fencing. Options for fencing placement, concerns on restricting the water view from the park. Informal Survey – 50 For, 70 Against. Spot Lights for Flags/Dock.

Duckling Park:

Discussion: Rosa Josey ordering new spring rider ordered - mulch for under play equipment – Bidding out – check Sams Club.

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 options on Clubhouse/Amenities, security cameras and pull down TV screen for Clubhouse. Pricing for WiFi service – Ed Shelton will submit bids. Gutters – try Jenkins Gutters. Scope of work for cleaners.

Discussion: Handrail at back of Community Center – Bids solicited – Board will review. Pest Control – options for reduced trips.

Mowing:

Discussion: Removal of bad shrubbery around Community Center – Frazier removing and will address irrigation issues.

Sports Park:

Discussion: Custom Metal Sign for Roadway –pending contractor design options for review. Walking Trail – Table for future Sport Park Improvements.

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

Communications: New webmaster needed – Troy Barta has an updated contact for a website designer. Contact Kevin Kutter to gain access to www.lakeconroehills.com admin and password.

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Resolution Regarding Regulation of Standby Generators - TABLE

New Business:

Proposed Restriction Amendments:

Discussion: Deed Restriction Amendments Section 1, Section 2 – Clean up of verbiage & define Short Term Rentals - Process to amend.

8:36pm Adjourn Board Meeting into Executive Session: Legal Updates, Collections, Property Inspections.

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

Submitted by Jennifer Stanley, March 21, 2018