

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

BOARD OF DIRECTORS MEETING MINUTES March 21, 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 – Absent
Dennis Taylor – Present
Dickie Hurst – Present
Rosa Josey - Present
John Patula - Present

Jennifer Stanley – ACMG – Present

Guests:

(Sign In Sheet)

Board Meeting Minutes: February 21, 2018

Motion: Dwight Johnson made a motion to approve the February 21, 2018 Board Meeting Minutes.
Second: John Patula seconds the motion.
Carried: The motion was carried.

President’s Report: N/A

Resident’s Forum: N/A

Financials: February 2018

Discussion: The Board reviewed the February 2018 Financial Reports. Operating Account: \$25,978 Reserve Account: \$226,819, Total: \$252,797 Collections for 2017-2018 are at 76.51%. 2018-2019 Budget Draft for April 2018 Meeting – Approval by June 2018 Meeting.

Motion: Dwight Johnson made a motion to approve the February 2018 Financial Reports.
Second: Rosa Josey seconds the motion.
Carried: The motion was carried.

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Old Business:

Committee Reports:

Architectural Control: 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: Break-ins of unlocked vehicles.

Neighborhood Watch:

Discussion: Keeping garage doors, sheds, lakeside items, boats etc. closed/locked. Not keeping personal items in yard/driveway. Morning Neighborhood Watch Patrol added.

Social:

2018 Calendar:

Easter Event March 24/25 Flyer – Rosa Josey – Dickie Hurst – Delivered

Discussion: Volunteers needed.

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

Discussion: Cal Myers donated \$100 for the Willis Lions Club Flag installation (5 Flags for Holidays).

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BOARD OF DIRECTORS MEETING MINUTES March 21, 2018

Maintenance:

Boat Ramp:

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

Sunset Park:

Discussion: 2 bucket seats for swings – order. The Board reviewed 2 Bids submitted for Access Control for Sunset Park/Boat Ramp. 8 foot fencing, cantilever gate – curve spiked top. 2 card readers, Electric Meter. Spot Lights for Flags/Dock.

Duckling Park:

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

Clubhouse:

Discussion: Frazier – reviewing 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 Wi-Fi service – Ed Shelton will submit bids. Gutters – Jenkins Bid – pending.

Discussion: Handrail at back of Community Center - ADA requirements -Bids solicited – Board will review. Pest Control – options for reduced trips. Lights inside need to be changed out – Dennis.

Mowing:

Discussion: 12 Lots Mowed, Frazier Lawn Service - ant treatment for Common areas and mulch. Irrigation check for Spring.

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.

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Communications: New webmaster needed –Contact Kevin Kutter to gain access to www.lakeconroehills.com admin and password.

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 - Association Attorney. Mail out Ballot/Proxy – Valid for 11 months, immediate return 30 days for return mail, 60-90 for a Meeting, Committees, door to door.

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

8:53pm Adjourn Executive Session into Board Meeting:

Motion: Dennis Taylor made a motion to send 2 owners to the attorney's office for Deed Restriction Violation enforcement.

Second: John Patula seconds the motion.

Carried: The motion was carried.

9:00pm Adjourn Board Meeting:

Next Board Meeting: Wednesday, April 18, 2018 @ 7:00pm – Board of Directors Meeting

Submitted by Jennifer Stanley, April 18, 2018