

**COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS**

**BOARD OF DIRECTORS MEETING  
MINUTES  
April 18, 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 – Present**

**Dennis Taylor – Present**

**Dickie Hurst – Present**

**Rosa Josey - Present**

**John Patula - Present**

**Jennifer Stanley – ACMG – Present**

**Guests:**

(Sign In Sheet)

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**Board Meeting Minutes: March 21, 2018**

**Motion:** Dwight Johnson made a motion to approve the March 21, 2018 Board Meeting Minutes with corrections.

**Second:** John Patula seconds the motion.

**Carried:** The motion was carried.

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**President’s Report:**

**Discussion:** Ed Shelton provided the Home Owners Association Report (attached).

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**Owner Requests to Address the Board:** N/A

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**Financials: March 2018**

**Discussion:** The Board reviewed the March 2018 Financial Reports. Operating Account: \$11,341, Reserve Account: \$226,840, Total: \$238,182 Collections for 2017-2018 are at 78.23%. 2018-2019 Budget Draft reviewed.

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**Motion:** Dwight Johnson made a motion to approve the March 2018 Financial Reports.  
**Second:** John Patula seconds the motion.  
**Carried:** The motion was carried.

### **Budget Draft 2018-2019:**

**Discussion:** The Board reviewed the Draft 2018-2019 Budget, a Budget Workshop will be held to go over individual Expense items further. Repayment of the Woodforest National Bank Sports Park Loan was discussed.

**Motion:** Rosa Josey made a motion to approve the repayment of the Sports Park Loan with Woodforest National Bank for approximately \$68,516.23. The previous monthly Loan payments will be reallocated to a Reserve Contribution.  
**Second:** John Patula seconds the motion.  
**Carried:** The motion was carried.

### **Old Business:**

### **Community Priority Projects:**

**Discussion:** The Board prioritized Association Projects:

### **Project List 2018-2019:**

1. Community Website/Webmaster (Post State Required Documents/Notices/Communications)
2. Damaged Bulkhead Removal at Sunset Park – Beach (Safety Issue)
3. Handrail at Pavilion (Safety Issue)
4. Play Equipment Mulch
5. Community Center Updates
6. Surveillance Cameras for Common Areas
7. Signage – Sports Park, Marquis
8. Boat Ramp Repairs (Ramp, Dock, Access Control)
9. Sunset Park (Electric Meter, Lighting)
10. Community Center (Additional Gutters)
11. Sports Park Improvements

### **Committee Reports:**

**Architectural Control:** Ed Shelton will schedule meeting with Kendall Homes on second Phase of construction.

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### Security:

**Discussion:** (HOA President's Report – Attached)

### 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** – Successful turnout – Thank You Volunteers. Receipts turned in.

### Discussion:

**July 4<sup>th</sup> Event**                      **4th**  
**Halloween Event**                **October 20th**  
**Christmas Event**                **December 9th**  
**Lighting Contest**               **December 9 – 15<sup>th</sup>**  
**Community Garage Sale**  
   **Spring Saturday, April 21<sup>st</sup> 8-3**  
   **Fall Saturday, October 13<sup>th</sup> 8-3**  
**Flag Display**  
   **Flags for Holidays**

**Discussion:** Cal Myers donated \$100 and the Association purchased \$100 for Flag Installation by the Willis Lions Club Scholarship Program. (5 at LCH, 5 at Moon Road Entrances for Holidays).

### Maintenance:

### Boat Ramp:

**Discussion:** Bulkhead repairs – removing damaged right side of bulkhead (beach). Bids for removal of Bulkhead at Beach Area being solicited. Board will review upon submittal.

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### Sunset Park:

**Discussion:** 2 bucket seat swings – received – Dennis Taylor will install. Bids submitted for Access Control for Sunset Park/Boat Ramp –TABLED and added to Project List for future consideration. Spot Light for Flags/Dock – order.

### Duckling Park:

**Discussion:** Rosa Josey investigating cost effective options for any new play equipment. Mulch for under play equipment – Ed Shelton will pick up mulch next week for volunteer install 10 Bags.

### 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. Additional gutters for front – TABLED and added to Project List.

**Discussion:** Handrail at back of Community Center - ADA requirements -Bids solicited – Board will review. Pest Control – options for reduced trips. Lights will change out – Dennis Taylor

### Community Center Rental:

**Discussion:** Loud music at recent rentals, disturbing neighbors, Community Center operating expenses, Rental Fee evaluation. The Board will review Rental Agreement and Rental Fees for approval at the May Meeting.

**Motion:** Dickey Hurst made a motion to not rent the Community Center Rental to non-property owners/residents.

**Second:** John Patula seconds the motion.

**Carried:** The motion was carried.

### Mowing:

**Discussion:** 9 Lots Mowed

### Sports Park:

**Discussion:** Custom Metal Sign for Roadway –TABLED and added to Project List.

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**Marquis Signs:** Adding masonry to existing monument signs to increase height to accommodate Message Boards – TABLED and added to Project List.

**Communications:** New webmaster needed, Bids pending from 2 Vendors–Contact Kyle Kutter to gain access to [www.lakeconroehills.com](http://www.lakeconroehills.com) admin and password. Ask vendors about self updating. Reminder 101 – App Notification. Don Beckham has volunteered to help set up a website for the Association by May 7, 2018.

**Motion:** Dwight Johnson made a motion to approve volunteer Don Beckham to set up an Association website by May 7, 2018. There will be a minimal monthly expense for web hosting. Administers will be Don Beckham, Ed Shelton, Rosa Josey and Jennifer Stanley – ACMG.

**Second:** Rosa Josey seconds the motion.

**Carried:** The motion was carried.

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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 provided by Association's 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. July 10, 2018 – Special Called Meeting – Deed Restriction Amendments – Voting.

**9:00pm Adjourn Board Meeting into Executive Session:** Legal Updates, Collections, Property Inspections.

**9:20pm Adjourn Executive Session into Board Meeting:**

**9:22pm Adjourn Board Meeting:**

**Next Board Meeting:** Wednesday, May 16, 2018 @ 7:00pm – Board of Directors Meeting

Submitted by Jennifer Stanley, May 16, 2018