

**COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS**

**BOARD OF DIRECTORS MEETING  
MINUTES  
May 16, 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: April 18, 2018**

**Motion:** Dwight Johnson made a motion to approve the April 18, 2018 Board Meeting Minutes with corrections.

**Second:** Dennis Taylor 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: April 2018**

**Discussion:** The Board reviewed the April 2018 Financial Reports. Operating Account: \$15,456, Reserve Account: \$216,861, Total: \$232,317 Collections for 2017-2018 are at 80.02%. 2018-2019 Budget Draft reviewed.

**Motion:** Dwight Johnson made a motion to approve the April 2018 Financial Reports.

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**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 further go over individual Expense items. Repayment of the Woodforest National Bank Sports Park Loan has been made.

### **Old Business:**

### **Community Priority 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. The Committee approved current applications.

### **Security:**

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

### **Neighborhood Watch:**

**Discussion:** N/A

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### **Social:**

### **2018 Calendar:**

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

### **Maintenance:**

#### **Boat Ramp:**

**Discussion:** Bulkhead repairs – removing damaged right side of bulkhead (beach) - Completed

#### **Sunset Park:**

**Discussion:** Spot Light for Flags/Dock – Delivered

#### **Duckling Park:**

**Discussion:** Rosa Josey investigating cost effective options for any new play equipment.

#### **Clubhouse:**

**Discussion:** Frazier – reviewing Berm – slight washout – repair and add sod.

**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:** The Board reviewed and approved a new Community Center Rental Agreement. Tables under the Pavilion at Sunset Park will no longer be reserved (first come basis).

**Motion:**            Dickie Hurst made a motion to approve the new Community Center Rental Agreement.

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

**Carried:**           The motion was carried.

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### **Sports Park:**

**Discussion:** Tennis Court repairs to net cable needed. Options to deter people from climbing over fence, wire with top extension.

**Mowing:** 20 Lots to be mowed in May.

**Communications:** Don Beckham volunteered to set up a website for the Association that can be easily updated. Site has been transferred – updates are underway. [www.lakeconrohills.com](http://www.lakeconrohills.com) directed to [www.lakeconrohills.weebly](http://www.lakeconrohills.weebly).

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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, 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, June 20, 2018 @ 7:00pm – Board of Directors Meeting

Submitted by Jennifer Stanley, June 20, 2018