

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

**BOARD OF DIRECTORS MEETING
MINUTES
June 20, 2018**

Held at Lake Conroe Hills Community Center

The meeting was opened at 7:02pm 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)

Board Meeting Minutes: May 16, 2018

Motion: Dennis Taylor made a motion to approve the May 16, 2018 Board Meeting Minutes.

Second: John Patula seconds the motion.

Carried: The motion was carried.

President’s Report:

Discussion: Ed Shelton provided the Home Owners Association Report (June 12, 2018 attached).

Owner Requests to Address the Board:

2 Owner’s requests received to meet with the Board in Executive Session.

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Financials: May 2018

Discussion: The Board reviewed the May 2018 Financial Reports. Operating Account: \$10,033 Reserve Account: \$170,857, Total: \$180,890 Collections for 2017-2018 are at 80.09%. 2018-2019 Budget Draft reviewed.

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

Second: John Patula seconds the motion.

Carried: The motion was carried.

Budget Draft 2018-2019:

Discussion: The Board reviewed the amended Draft 2018-2019 Budget, a Budget Workshop was held on May 29, 2018 at 7:00pm to go over individual Expense items.

Motion: Rosa Josey made a motion to approve the 2018-2019 Operating Budget.

Second: Ed Shelton seconds the motion.

Carried: The motion was carried.

Motion: Dwight Johnson made a motion to set the 2018-2019 Annual Maintenance Dues at \$196.00 per Lot.

Second: Ed Shelton seconds the motion.

Carried: The motion was carried.

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 ~~Duckling Park~~ & Sunset Park
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

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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: 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:

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

Motion: Dwight Johnson made a motion to reallocate the \$800 Expense Item for the 4th of July Event to installation of the Handrail at the Community Center Pavilion.

Second: Dennis Taylor seconds the motion.

Carried: The motion was carried.

Maintenance:

Boat Ramp:

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

Sunset Park:

Discussion: Spot Light for Flags/Dock – Delivered

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Duckling Park:

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

Community Center:

Discussion: Handrail at back of Community Center - ADA requirements -Bids solicited – Board has approved installation.

Pressure Washing:

Discussion: Ed Shelton has met with contractors to provide pricing for pressure washing at the Community Center Pavilion and Sunset Park.

Mowing:

Discussion: 13 Lots Mowed

Sports Park:

Discussion: Sign – No Blocking Driveway (adjacent new home).

Communications: Access to lakeconroehills.weebly

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, Committees, door to door. July 10, 2018 – Special Called Meeting – Deed Restriction Amendments – Voting.

7:54pm Adjourn Board Meeting into Executive Session: Owner Presentations – Requests to meet with the Board, Legal Updates, Collections, Property Inspections.

8:22pm Adjourn Executive Session into Board Meeting:

Motion: Dwight Johnson made a motion to waive ACC Fines for 1 Owner and deny a

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request for waiver of Legal Fees.
Second: Dennis Taylor seconds the motion.
Carried: The motion was carried.

8:39pm Adjourn Board Meeting:

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

Submitted by Jennifer Stanley, July 18, 2018

Approved