

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

BOARD OF DIRECTORS MEETING MINUTES July 18, 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: June 20, 2018

Motion: Dwight Johnson made a motion to approve the June 20, 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 (July 2018 attached). Owner’s request to have Deed Restriction Amendment Ballots counted by an outside (non owner) impartial 3rd Party.

Motion: Edward Shelton made a motion to have the owner’s at the August 2018 HOA Meeting discuss hiring an impartial outside (non-owner) 3rd Party to count Deed Restriction Amendment Ballots.
Second: Dickie Hurst seconds the motion.
Carried: The motion was carried. 5 In Favor, 1 Opposed

Owner Requests to Address the Board:

N/A

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Financials: June 2018

Discussion: The Board reviewed the June Year End 2018 Financial Reports. Operating Account: \$12,972 Reserve Account: \$170,871 Total: \$183,843 Collections for 2017-2018 are at 82.52%.

Motion: Dwight Johnson made a motion to approve the June Year End 2018 Financial Reports.

Second: Dickie Hurst seconds the motion.

Carried: The motion was carried.

Old Business:

Community Priority Projects:

Project List 2018-2019:

1. Handrail at Pavilion (Safety Issue) – Commencement Date 7/24/18
2. Community Center Updates
3. Surveillance Cameras for Common Areas
4. Signage – Sports Park, Marquis
5. Boat Ramp Repairs (Ramp, Dock, Access Control)
6. Sunset Park (Electric Meter, Lighting, relocate Rock Wall)
7. Community Center (Additional Gutters)
8. 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) The owner's will discuss Park Rules (Guests & Minors) verbiage at the next HOA Meeting.

Neighborhood Watch:

Discussion: N/A

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Social:

2018 Calendar: 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**

John Patula

Maintenance:

Duckling Park:

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

Community Center:

Discussion: Handrail at back of Community Center – Commencement 7/24/18.

Pressure Washing:

Discussion: Pricing for pressure washing at the Community Center Pavilion and Sunset Park. Dickey Hurst had an owner interested would perform for \$450, Ed Shelton has additional pricing breakdown he received.

Boat Ramp:

**Key Exchange – Tuesday, September 11, 2018 HOA Meeting 7:00pm
\$25.00 New Key, Even Exchange for Old Key**

- One per Household

Mowing:

Discussion: 18 Lots Mowed

Sports Park:

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

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Communications: Access to lakeconroehills.weebly – Jody Harmon contacted – No Response

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 – July 10, 2018 Special Call Membership Meeting – Amendments have not passed at this time.

Board of Director Assigned Proxies – The Board cast assigned proxy votes for the Deed Restriction Amendments:

Section 1	4 Votes In Favor
Section 2	8 Votes In Favor

Recording Meetings:

Motion: Dickie Hurst made a motion to send an inquiry to legal counsel regarding the electronic recording of meetings.

Second: Edward Shelton seconds the motion.

Carried: The motion was carried.

Community Center Rentals:

Discussion: The Board will divide out months to check the Community Center after rentals for the return of the Refundable Deposit.

July 2018 – Dwight Johnson

August 2018 – Dwight Johnson

September 2018 – Rosa Josey

October 2018 – John Patula

November 2018 – Dickie Hurst

December 2018 – Dennis Taylor

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:

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9:03pm Adjourn Board Meeting:

Next Board Meeting: Wednesday, August 15, 2018 @ 7:00pm – Board of Directors Meeting

Submitted by Jennifer Stanley, August 15, 2018

Approved