

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

**BOARD OF DIRECTORS MEETING
MINUTES
August 15, 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 (7:25pm)

Dickie Hurst – Present (7:17pm)

Rosa Josey - Present

John Patula - Present

Jennifer Stanley – ACMG – Present

Guests:

(Sign In Sheet)

Board Meeting Minutes: July 18, 2018

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

Second: John Patula seconds the motion.

Carried: The motion was carried.

President’s Report:

Discussion: Ed Shelton provided the Home Owners Association Report (August 2018 attached).

Owner Requests to Address the Board:

2 ACC Submittal – Executive Session

Financials: July 2018

Discussion: The Board reviewed the July 2018 Financial Reports. Operating Account: \$76,066 Reserve Account: \$170,885 Total: \$246,952 Collections for 2017-2018 are at 47.43%.

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

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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)
7. Community Center (Additional Gutters)
8. Sports Park Improvements

Motion: Dickie Hurst made a motion to remove the posts/rock wall from Sunset Park (safety issue).

Second: John Patula seconds the motion.

Carried: The motion was carried.

Committee Reports:

Architectural Control: 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:

Discussion: Events will only be held if Volunteers are established 30 days in advance of the scheduled event.

2018 Calendar: Need Volunteers

Halloween Event October 20th (Deadline 9/20/18)

Christmas Event December 9th (Deadline 11/9/18)

Lighting Contest December 9 – 15th

Community Garage Sale

Fall Saturday, October 13th 8-3

John Patula

Flag Display

Flags for Holidays

Yard of the Month – Volunteers: Heather Terhune, Ashton Sedita
Will be conducted year round, scored on points system/check list.

Maintenance:

Boat Ramp:

Discussion: Loose board at Dock. Increase parking spots.

Signs: 5 New Towing Signs

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 have been obtained.

Boat Ramp:

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

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- **One per Household**

Mowing:

Discussion: Lots Mowed, Irrigation repairs - Frazier

Sports Park:

Discussion: Sign – No Blocking Driveway (adjacent new home). Tennis Court windscreen repairs – Dickie Hurst has repaired.

Communications: Access to lakeconroehills.weebly – Jody Harmon contacted – will provide admin for site to Don Beckham.

Resolution Regarding Regulation of Standby Generators - TABLE

New Business:

Recording Meetings:

Discussion: The Association's legal council has advised the Board not to record meetings.

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

SJRA Permit for Buoys in Canals:

Discussion: The Association will obtain a permit for future installation of Buoys in the Canals. Owners on the canals can donate to have them installed. Approximate price for installed buoy is \$560.00 each.

8:17pm Adjourn Board Meeting into Executive Session: Owner Presentations – Requests to meet with the Board, Legal Updates, Collections, Property Inspections.

9:00pm Adjourn Executive Session into Board Meeting:

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9:03pm Adjourn Board Meeting:

Next Board Meeting: Wednesday, September 19, 2018 @ 7:00pm – Board of Directors Meeting

Submitted by Jennifer Stanley, September 19, 2018

Approved