

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

BOARD OF DIRECTORS MEETING MINUTES September 19, 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 – Absent

Dennis Taylor – Present

Dickie Hurst – Present

Rosa Josey - Present

John Patula - Present

Jennifer Stanley – ACMG – Present

Guests:

(Sign In Sheet)

Board Meeting Minutes: August 15, 2018

Motion: Dennis Taylor made a motion to approve the August 15, 2018 Board Meeting Minutes.

Second: Dickie Hurst seconds the motion.

Carried: The motion was carried.

President’s Report:

Discussion: Ed Shelton (Not present) Key Exchange was held on 9/11/18. Kendall Homes has offered to trade Lot 02-19-009 (not buildable 13991 Shoreline Dr.) for a buildable Association owner Lot 02-05-102 (Ridgecrest).

Owner Requests to Address the Board:

Ashton Sedita – Park Maintenance: Broken picnic table at Sports Park, Bases for Electric Poles (anchor bolts)

– Cap.

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

BOARD OF DIRECTORS MEETING MINUTES September 19, 2018

Financials: August 2018

Discussion: The Board reviewed the August 2018 Financial Reports. Operating Account: \$93,997 Reserve Account: \$170,900 Total: \$264,897 Collections for 2018-2019 are at 61.55%.

Motion: Rosa Josey made a motion to approve the August 2018 Financial Reports.

Second: Dennis Taylor 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: The Committee approved current applications.

Security:

Discussion: Sunset Park No Trespassing signs ordered. Sunset/Sunrise no trespassing –will be prosecuted.

Neighborhood Watch:

Discussion: Re-order Sign at Lake Breeze/Bunker Hill.

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

**BOARD OF DIRECTORS MEETING
MINUTES
September 19, 2018**

Social:

2018 Calendar: Need Volunteers

Halloween Event October 20th

Dwight Johnson, Chair

Volunteers:

Christmas Event December 9th

Lighting Contest December 9 – 15th

Community Garage Sale

Fall Saturday, October 13th 8-3

John Patula, Chair

Volunteers: Heather Terhune, Ashton Sediata

Flag Display

Flags for Holidays

Maintenance:

Community Center:

Discussion: Handrail at back of Community Center – Completed 9/18/18. Painting of bollards – Troy Barta will coordinate bids/volunteers.

Duckling Park:

Discussion: Painting of bollards – Troy Barta will coordinate bids/volunteers

Pressure Washing:

Discussion: Pricing for pressure washing at the Community Center Pavilion and Sunset Park.

Boat Ramp:

Key Exchange – was held on Tuesday, September 11, 2018 HOA Meeting 7:00pm

\$25.00 New Key, Even Exchange for Old Key

- **One per Household**

Keys are available at the Management Company office.

Discussion: Boat Ramp – Dennis Taylor repaired loose board.

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

BOARD OF DIRECTORS MEETING MINUTES September 19, 2018

Sunset Park:

Discussion: Motion sensor lights installed. Trespassing -Signage ordered. Guests/Homeowners rules, number of people allowed. Question about changing Park hours to close at 9:00pm. Thank you volunteers for removing Rock Wall (wall dismantled at side of Sports Park, poles – Dickie Hurst).

Buoys:

Discussion: SJRA Canal and Boat Ramp buoy permit submitted.

Mowing:

Discussion: Common Areas mowed, irrigation repaired at Duckling Park. Tree trimming Completed to improve visibility.

Sports Park:

Discussion: Sign – No Blocking Entrance - Ordered

Communications: Access to lakeconroehills.weebly was obtained.

New Business:

Resolution Regarding Installation and Inspection of Propane Tanks

Discussion: State Laws currently allow for propane use in back-up generators. Variance for use in cooling/heating homes. The Board reviewed the draft policy prepared by the attorney.

Motion: Rosa Josey made a motion to approve the Resolution Regarding Installation and Inspection of Propane Tanks.

Second: John Patula seconds the motion.

Carried: The motion was carried.

Resolution Regarding Regulation of Standby Generators

Discussion: State Laws allow for back-up generators. The Board reviewed the draft policy prepared by the attorney.

Motion: Dwight Johnson made a motion to approve the Resolution Regarding Regulation of Standby Generators.

Second: Dennis Taylor seconds the motion.

Carried: The motion was carried.

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

BOARD OF DIRECTORS MEETING MINUTES September 19, 2018

Community Center Rentals:

Discussion: The Board will divide out months to check the Community Center after rentals for the return of the Refundable Deposit. Check thermostat after function – programmable to reduce expense. County repaired asphalt damage at BBQ Pit.

July 2018 – Dwight Johnson

August 2018 – Dwight Johnson

September 2018 – Rosa Josey

October 2018 – John Patula

November 2018 – Dickie Hurst

December 2018 – Dennis Taylor

8:20pm Adjourn Board Meeting into Executive Session: Owner Presentations – Requests to meet with the Board, Legal Updates, Collections, Property Inspections.

8:41pm Adjourn Executive Session into Board Meeting:

8:41pm Adjourn Board Meeting:

Next Board Meeting: Wednesday, October 17, 2018 @ 7:00pm – Board of Directors Meeting

Submitted by Jennifer Stanley, October 17, 2018