

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

**BOARD OF DIRECTORS MEETING
MINUTES
JANUARY 16, 2019**

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

John Patula – Present

Troy Barta - Present

Jennifer Stanley – ACMG – Present

Guests:

(Sign In Sheet)

Swearing in of Officers:

Dwight Johnson swore in Vice President of the Home Owners Association – Tracey Goeckel.

Board Meeting Minutes: December 19, 2018

Motion: Dennis Taylor made a motion to approve the December 19, 2018 Board Meeting Minutes with corrections.

Second: Troy Barta seconds the motion.

Carried: The motion was carried.

President’s Report:

Discussion: Ed Shelton gave the HOA Report.

Owner Requests to Address the Board: N/A

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

BOARD OF DIRECTORS MEETING MINUTES JANUARY 16, 2019

Financials: December 2018

Discussion: The Board reviewed the December 2018 Financial Reports. Operating Account: \$92,624 Reserve Account: \$170,957 Total: \$263,582 Collections for 2018-2019 are at 77.11%.

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

Second: Dickie Hurst seconds the motion.

Carried: The motion was carried.

Old Business:

Community Priority Projects:

Project List 2018-2019:

1. Boat Ramp: Dock Repairs, Boat Ramp Repairs, Access Control
2. Buoys: Sunset Park/Boat Ramp
3. Community Center Updates
4. Surveillance Cameras for Common Areas
5. Signage – Marquis
6. Sunset Park (Electric Meter)
7. Community Center (Additional Gutters)
8. Sports Park Improvements

Committee Reports:

Architectural Control: The Committee reviewed current applications. Concerns regarding drainage on Ridgeview – ACC working with Builders.

Security:

Discussion: Officer Rauen – General Updates – Common issues include: Vehicle break-ins, criminal mischief, and speeding. Safety Recommendations: Close garage doors, motion activated spot lights, surveillance cameras. Hired Officer – Clocks in/out, fills out reports, texts Board Member to notify when in community.

Neighborhood Watch:

Discussion: Re-order Sign at Lake Breeze/Bunker Hill, check for any additional signs in need of replacement.

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

BOARD OF DIRECTORS MEETING MINUTES JANUARY 16, 2019

Social:

2018/2019 Calendar: Need Volunteers (30 Days in advance of the Event)

**Easter Event
July 4th Event
Halloween Event
Christmas Event**

**Yard of the Month
Community Garage Sale
Flag Display for Holidays**

Maintenance:

Community Center:

Discussion: Painting of bollards – Troy Barta will coordinate bids/volunteers. Wooden bollards need maintenance (leaning) – Troy Barta has repaired. Painting – silver w/reflective tape – Project Plan submitted for review. Landscape rock/Bushes/Concrete at Pavilion or bushes – turn off irrigation zone for rock/landscape barrier – Frasier Bid. Pressure washing as needed. Community Center Rentals – Hold from Deposit.

Motion: Dennis Taylor made a motion to amend the Community Center Rental Document to include a minimum charge of \$25 for Exterior Pavilion Cleaning.

Second: Troy Barta seconds the motion.

Carried: The motion was carried.

Duckling Park:

Discussion: Painting of bollards – Troy Barta will coordinate bids/volunteer – Project Plan submitted for review. New combo lock – Delivered.

Boat Ramp:

Discussion: Boat Ramp – Decking repairs – substructure repairs, options for Wood vs. Trek decking. Maintenance – minimum for safety (wood) to be replaced. Committee will investigate long term options.

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

BOARD OF DIRECTORS MEETING MINUTES JANUARY 16, 2019

Buoys:

Discussion: SJRA Canal and Boat Ramp Buoy Permit submitted. Dwight Johnson has contacted several contractors for bids – most contractors not interested.

Mowing:

Discussion: Common Areas – per contract winter months. Lot Mowing as needed.

Sports Park:

Discussion: New combo lock – delivered. Basketball Court – vandalism to the court surface.

Communications: Website has been published. Administrators: Management, President and Vice President of HOA. Association Information Facebook Page – Administrators: Holly DeVerts, Tracey Goeckel, Management. Board must approve postings.

New Business:

Sale of Lot 02-05-102

Discussion: Lot 02-05-102 – Sales Contract executed for \$27,000 sent to Title Company – Closing scheduling.

Community Center Rentals:

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

January 2019 – Dwight Johnson

February 2019 – Dickie Hurst

March 2019 – Ed Shelton

April 2019 – Ed Shelton

May 2019 – Dickie Hurst

June 2019 – Dennis Taylor

July 2019 – John Patula

August 2019 – Troy Barta

September 2019 – Troy Barta

October 2019 – John Patula

November 2019 – Dwight Johnson

December 2019 – Dennis Taylor

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

**BOARD OF DIRECTORS MEETING
MINUTES
JANUARY 16, 2019**

9:42pm Adjourn Board Meeting into Executive Session: Owner Presentations – Requests to meet with the Board, Legal Updates, Collections, Property Inspections, New Board Member Orientation.

10:13pm Adjourn Executive Session into Board Meeting

Summary: Collection Accounts – Send to Attorney to process
Sunset Park Dock/Swim Area – Repairs
Bylaw Amendments – Legal Requirements
Executive Session – Legal Requirements – Attendees

Motion: Dwight Johnson made a motion to send 7 delinquent accounts to the attorney to process.

Second: Dennis Taylor seconds the motion.

Carried: The motion was carried.

Motion: Ed Shelton made a motion to have the Sunset Park Dock/Swim Area inspected by an Engineer for recommendations.

Second: Dickey Hurst seconds the motion.

Carried: The motion was carried.

Board Meeting: Wednesday, February 20, 2019 @ 7:00pm – Board of Directors Meeting

Submitted by Jennifer Stanley, February 20, 2019