

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

**BOARD OF DIRECTORS MEETING
MINUTES
February 20, 2019**

Held at Lake Conroe Hills Community Center

The meeting was opened at 7:05pm 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 – Absent
John Patula – Present
Troy Barta - Present

Jennifer Stanley – ACMG – Present

Guests:

(Sign In Sheet)

Board Meeting Minutes: January 16, 2019

Motion: Dwight Johnson made a motion to approve the January 16, 2019 Board Meeting Minutes with corrections.
Second: Dennis Taylor seconds the motion.
Carried: The motion was carried.

President's Report:

Discussion: Ed Shelton gave the February 12, 2019 HOA Report.

Owner Requests to Address the Board: N/A

Financials: January 2019

Discussion: The Board reviewed the January 2019 Financial Reports. Operating Account: \$84,459 Reserve Account: \$90,672, ACC Deposits \$80,300 Total: \$255,431 Collections for 2018-2019 are at 78.03%.

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Motion: Dwight Johnson made a motion to approve the January 2019 Financial Reports.
Second: Troy Barta 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.

Security:

Discussion: Break-in reported at a new Kendall Home.

Neighborhood Watch: N/A

Social:

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

Easter Event Hold Date 4/21/19 – Need Volunteers

July 4th Event

Halloween Event

Christmas Event

Yard of the Month

Community Garage Sale

Flag Display for Holidays

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BOARD OF DIRECTORS MEETING MINUTES February 20, 2019

Maintenance:

Boat Ramp/Swim Dock – Sunset Park

Discussion: The Board reviewed a Presentation for Sunset Park – Swim Dock repairs, Boat Dock repairs including Bids and Vast Structural Engineering Report. Timeframe for wood decking repairs/replacement – 30 Days.

Engineering Report

7) Age of structure is nearing its prescriptive life span.

As recently observed, the overall structural integrity of the dock appears to be in good condition. However, the prescriptive life span of the driven wood piles typical used on these docks ranges from 30 – 35 years. At this time, it is our understanding that the age of the dock is around 25 years old. Based on this information, the dock structure could be expected to potentially perform as intended for up to 10 more years if periodic maintenance is performed. It is also our understanding that current plans may include the complete removal and replacement of the existing decking materials from the docks. It is our recommendation that in all areas where the existing decking is removed that the existing framing (joists, beams, and piles) be observed to determine any further remediation required prior to the new decking installation. life on underlying structure.

Mowing:

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

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: N/A

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

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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

8:13pm Adjourn Board Meeting into Executive Session: Owner Presentations – Requests to meet with the Board, Legal Updates, Collections, Property Inspections, New Board Member Orientation.

9:00pm Adjourn Executive Session into Board Meeting

Summary: Collection Accounts – Send to Attorney to process
Bylaw Amendments – Legal Requirements
Executive Session – Legal Requirements – Attendees

Motion: Dennis Taylor made a motion to appoint Dwight Johnson as Chairman of the Board.

Second: Troy Barta seconds the motion.

Carried: The motion was carried.

9:02pm Adjourn Board Meeting

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

Submitted by Jennifer Stanley, March 20, 2019

Community Improvement Association of

Lake Conroe Hills

Home Owners Association

Tuesday, February 12, 2019 at 7:00 pm

LCH Community Center

Agenda

1. Call meeting to order 6:59 PM.
2. Establishment of Quorum. Quorum was met with 5 Board Members and about 10 residents.
 1. Reading of the January 9, 2019 HOA meeting was read and will be filled for future reference as read,
3. Neighborhood Watch
 - a) Nothing was reported
4. Security
 - a) Nothing was reported
5. Maintenance
 - a) The swing was installed.
6. Mowing
 - a) There has been no mowing this month due to all the rain.
 - b) In December's Board meeting we approved to remove the tree that was on the verge of falling on a resident's fence and possibly their house.
January 19, 2019 Edgar's Tree Removal, removed three dead trees from the property easement that was going to connect Section two to Section three.
The resident was very grateful for the Board taking care of this.
7. Parks and Clubhouse
 - a) Nothing reported
8. Social
 - a) April 21st is Easter our next social event. We need to find someone to host the event.

9. Old Business

- A) Repairs on Boat Dock and Swimming area for LCH still being considered and analyzed as bid come in.
- B) The boat ramp needing repairs in the future was also discussed.

10. Communication:

Edward:

1. Phone conversation with Chris Bomar on February 7, 2019:
Phase II road clearing is finished actual road construction and drainage will start after Hays utility finish their end of the project, Hays was to start two week ago but the Project Manager for Hays passed away. Chris has been trying to contact Hays for an update on when they would start.
Chris has not received any response from the county on when they would take ownership of Phase I road construction in LCH.

11. New Business

- A) A question was asked about the parks maintenance cost a month.
- B) New house on Lazy Lane did not have any orange tape around it to secure the construction site. LCH will get with Chris Bomar with Kendall Homes to correct this problem.
- C) Our new website is not updated with correct/ current information. We will get with Jennifer to see why the job is not getting done.

12. Meeting was adjourned at 7:36 PM.

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Subject: Lake Conroe Hills HOA Board

From: Peggy Strickland <peggystrickland@aol.com>

Date: Mon, Mar 18, 2019 2:12 pm

To: jeanmarie@ccmg.solutions, EShelton@gowanline.com

Cor-thurst@ashbridge.net, terleenhurst@gmail.com

Jennifer, Ed, Dwight, Dickie, John, Dennis and Troy

Lake Conroe Hills

Please forward to other Board members.

I would like to address our problem with our swim area.

First and foremost Security needs to be at the top of our list.

The parks hopefully are being enjoyed and not abused and needs money to maintain them.

The boat launch is a necessary expense.

I would vote to do away with the swim area.. this was not a good idea when it was built.. this would continue to be very costly. People could swim as they did before it was installed.

Getting rid of the swim area would be a good decision.

Thanks for your time and I would like to read my letter at the Board meeting and if I cannot be there I would like it read to all.

Thanks for serving our community at your best. I appreciate your time and effort.

Let it always be for the betterment of the community or do not serve.

Thank you for having the Police Officer at the HOA meeting. I wish the entire neighborhood would have attended. Maybe we can have it again and make the entire community aware.

Thanks

Peggy Strickland

2835 Lake Conroe Hills Drive

Willis, Tx

936-856-0862