

**COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS**

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

**Held at Lake Conroe Hills Community Center**

The meeting was opened at 7:20pm 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)

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**Board Meeting Minutes: February 20, 2019**

**Motion:** Dwight Johnson made a motion to approve the February 20, 2019 Board Meeting Minutes.

**Second:** Dennis Taylor seconds the motion.

**Carried:** The motion was carried.

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**President’s Report:**

**Discussion:** Ed Shelton gave the HOA Report.

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**Owner Requests to Address the Board:**

Peggy Strickland – Prepared statement for the Board of Directors (Attached).

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# COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

## BOARD OF DIRECTORS MEETING MINUTES MARCH 20, 2019

**Financials:** February 2019

**Discussion:** The Board reviewed the February 2019 Financial Reports. Operating Account: \$95,541 Reserve Account: \$90,685 ACC Deposit Account \$80,300 Total: \$266,526 Collections for 2018-2019 are at 86.19%.

**Motion:** Dwight Johnson made a motion to approve the February 2019 Financial Reports.

**Second:** Troy Barta seconds the motion.

**Carried:** The motion was carried.

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### Old Business:

### Community Priority Projects:

#### Project List 2018-2019:

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

### Committee Reports:

**Architectural Control:** The Committee reviewed current applications.

### Security:

**Discussion:** The Board reviewed the February 2019 Security Report – Pertaining to Traffic Stats (Attached)

**Neighborhood Watch:** N/A

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**Social:**

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

**Easter Event** April 13, 2019 1:00 – 3:00pm (Ed Shelton)  
**July 4<sup>th</sup> Event**  
**Halloween Event**  
**Christmas Event**

**Yard of the Month**

**Community Garage Sale**  
**Flag Display for Holidays**

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**Maintenance:**

**Community Center:**

**Discussion:** Painting of bollards – Troy Barta will coordinate bids/volunteers. Painting – silver w/reflective tape – Project Plan submitted for review – Email for Vote

**Duckling Park:**

**Discussion:** Painting of bollards – Troy Barta will coordinate bids/volunteer – Project Plan submitted for review – Email for Vote

**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.

**Sunset Park:**

**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. Bidding out

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of Landscape Contract – HOA Board – Accompany Contractors for correct bid specs (several areas mowed for free – by current contractor). New Board Member will be needed to oversee Mowing Committee.

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

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### New Business:

#### Sale of Lot 02-05-102

**Discussion:** Lot 02-05-102 – Closed

### Committee Chairs:

**Mowing:** Dickie Hurst, Dwight Johnson  
**Social:** Ed Shelton  
**Maintenance:** Dennis Taylor  
Dwight Johnson  
Troy Barta  
**Parks & Clubhouse:** John Patula

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### 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**

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**9:10pm Adjourn Board Meeting into Executive Session:** Owner Presentations – Requests to meet with the Board, Legal Updates, Collections, Property Inspections.

**9:20pm Adjourn Executive Session into Board of Directors Meeting.**

**Motion:** Dwight Johnson made a motion to approve the bid for painting of the bollards at both the Community Center and Duckling Park.

**Second:** Dickie Hurst seconds the motion.

**Carried:** The motion was carried.

**9:20pm Adjourn Board of Directors Meeting.**

**Summary:** Attorney Meeting – Executive Session May 15, 2019 6:30-7:30pm.

**Board Meeting:** Wednesday, April 17, 2019 @ 7:00pm – Board of Directors Meeting

Submitted by Jennifer Stanley, April 17, 2019