

**COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS**

**BOARD OF DIRECTORS MEETING  
MINUTES  
APRIL 17, 2019**

**Held at Lake Conroe Hills Community Center**

The meeting was opened at 7:05pm by President, Edward Shelton

**Establishment of Quorum:**

**Edward Shelton –President of Home Owners’ Association – Present**

**Dwight Johnson 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: March 20, 2019**

**Motion:** Dwight Johnson made a motion to approve the March 20, 2019 Board Meeting Minutes with spelling correction.

**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:** N/A

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**Financials:** March 2019

**Discussion:** The Board reviewed the March 2019 Financial Reports. Operating Account: \$98,100 Reserve Account: \$90,699 ACC Deposit Account \$80,300 Total: \$269,099 Collections for 2018-2019 are at 86.99%.

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

# COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

## BOARD OF DIRECTORS MEETING MINUTES APRIL 17, 2019

**Second:** Ed Shelton seconds the motion.

**Carried:** The motion was carried.

**Motion:** Dwight Johnson made a motion to move \$23,438.14 into Reserves.

**Second:** Ed Shelton seconds the motion.

**Carried:** The motion was carried.

**Discussion:** 2019-200 Budget Workshops – May 2019.

**Election Procedures:** – Draft – Ask Attorney

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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 March 2019 Security Report – Pertaining to Traffic Stats.

**Neighborhood Watch:** N/A

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**Social:**

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

<b>Easter Event</b>	<b>April 13, 2019 1:00 – 3:00pm (Ed Shelton)</b>
<b>July 4<sup>th</sup> Event</b>	<b>Social Budget \$600.00 – Approved if needed</b>
<b>Halloween Event</b>	
<b>Christmas Event</b>	

**Yard of the Month      1<sup>st</sup> Week of Month - 12650 Ridgecrest Dr.**

**Community Garage Sale      Schedule (Summer)**  
**Flag Display for Holidays**

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**Maintenance:**

**Community Center:**

**Discussion:** Painting of the bollards underway – options on reflective tape (every other). Need supplies – John Patula.

**Duckling Park:**

**Discussion:** Painting of the bollards underway – options on reflective tape (every other). Pressure washing of play equipment. Tree trimming & planting grass for muddy areas. Bids needed.

**Boat Ramp:**

**Discussion:** Boat Ramp – Decking repairs – minimum for safety (wood) was replaced. Electrical – need contractor (lighting).

**Sunset Park:**

**Discussion:** Tree trimming & planting grass for muddy areas. Bids needed – Ed Shelton.

**Mowing:**

**Discussion:** Common Areas – per contract winter months. Lot Mowing as needed. Mowing of Ditches – Send Letters (8). Frazier to apply herbicide to walking trail/parking lot at Sports Park.

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**New Business: N/A**

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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**

**8:14pm Adjourn Board Meeting into Executive Session:** Owner Presentations – Requests to meet with the Board, Legal Updates, Collections, Property Inspections.

**8:36pm Adjourn Executive Session into Board of Directors Meeting.**

**Motion:** Dwight Johnson made a motion to remove the Association Facebook Page from the website and dissolve the site as it is not running as approved.

**Second:** Ed Shelton seconds the motion.

**Carried:** 5 Favor, 1 Against.

**Communications Policy**

**Discussion:** Attorney to draft.

**8:52pm Adjourn Board of Directors Meeting.**

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

**Board Meeting:** Wednesday, May 15, 2019 @ 7:00pm – Board of Directors Meeting

Submitted by Jennifer Stanley, May 15, 2019