

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

**BOARD OF DIRECTORS MEETING
MINUTES**

**Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
May 15, 2019**

Held at Lake Conroe Hills Community Center

The meeting was opened at 6:30pm 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 - Absent

Jennifer Stanley – ACMG – Present

Executive Session: Topics – Annual Legal Update – Daughtry & Farine

The Executive Session was adjourned at 7:30pm into the regular Board of Directors Meeting.

Guests:

(Sign In Sheet)

Board Meeting Minutes: April 17, 2019

Motion: Dennis Taylor made a motion to approve the April 17, 2019 Board Meeting Minutes.

Second: John Patula 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

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Financials: April 2019

Discussion: The Board reviewed the April 2019 Financial Reports. Operating Account: \$85,404 Reserve Account: \$90,713 ACC Deposit Account \$80,300 Total: \$256,418 Collections for 2018-2019 are at 87.74%.

Motion: Dickie Hurst made a motion to approve the April 2019 Financial Reports.

Second: John Patula seconds the motion.

Carried: The motion was carried.

Discussion: Budget Draft reviewed for 2019-2020 Budget Workshops – Schedule to set 2019-2020 Annual Assessments by June 19th Board Meeting.

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.

Discussion: The Board has sent the current Architectural Control Forms and Builders Package to the Attorney for recommendations and redrafting.

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Security:

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

Neighborhood Watch: N/A

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 4th Event Social Budget \$600.00 – Approved if needed
Halloween Event
Christmas Event

Yard of the Month

Community Garage Sale Schedule (Summer)
Flag Display for Holidays

Maintenance:

Community Center:

Discussion: Need supplies – John Patula.

Duckling Park:

Discussion: Pressure washing of play equipment. Tree trimming & planting grass for muddy areas. Bids needed

Boat Ramp:

Discussion: Electrical bid – to repair lighting and boxes – Approved. Stair repairs – under water reported and repaired.

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Sunset Park:

Discussion: Tree trimming & planting grass for muddy areas. Bids needed – Ed Shelton. 4
Buoys - \$2,453 installed (no Warranty).

Mowing:

Discussion: Lot Mowing as needed. Frazier to apply herbicide to walking trail/parking lot at
Sports Park.

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

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 the Board of Directors Meeting into Executive Session.

8:45pm Adjourn Executive Session into Board Meeting.

Motion: Dwight Johnson made a motion to deny an Owner's request to waive legal fees
incurred for compliance of the governing documents.

Second: Dickie Hurst seconds the motion.

Carried: The motion was carried.

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8:55pm Adjourn Board Meeting.

Board Meeting: Wednesday, June 19, 2019 @ 7:00pm – Board of Directors Meeting

Submitted by Jennifer Stanley, June 19, 2019

Approved