

Community Improvement Association of

Lake Conroe Hills

Home Owners Association

Tuesday, July 9, 2019 at 7:00 pm

LCH Community Center

Agenda

1. Call meeting to order 7:00 PM.
2. Establishment of Quorum. Quorum was met with 3 Board Members (Troy, Dennis and Edward) and 6 residents.
3. Reading of the June 11, 2019 HOA meeting was read and filed as read for future reference.
4. Neighborhood Watch
 - a) Nothing was reported
5. Security:

Constable Ray called on Saturday July 6, 2019 at 12:20 PM to request if he could do a split shift. The first shift from 3:00 PM to 6:00PM and the second 9:00PM to 1:00 AM to monitor the parks for activity after sunset.
6. Maintenance:
 - a) The metal boxes are being fabricated and should be finished by July15, 2019 to place over the bolts that are in the concrete for future lighting at the Sports Park.
 - b) The cabinets and under the sink and the utility closet in the clubhouse was cleaned out by Sarah on July 8, 2019.
 - c) The lights were fixed at the marque in front of the subdivision on June 26, 2019.
7. Mowing:
 - a) Nothing was reported
 - b) Yard of the month was presented to a resident on Bunker Hill on July 8, 2019.

8. Parks & Clubhouse:

- a) USA and a Texas flag were purchased on July 3, 2019 for \$138.56 and placed on the flag pole for the 4th of July.

9. Social

- a) July 4th was a success, we had about 30 kids and 50 adults show up and participate. We had 3 vendors set up to promote and demonstrate their products.
- b) The next event will be Halloween. We need volunteers.
- c) We need to ask the board about having a community yard sale in the clubhouse park in October with craft and service Vendors that live in LCH only.

10. Old Business:

- a) The trees at Duckling Park are scheduled to be trimmed this Saturday July 13, 2019 with weather permitting. We will need to address the trenches that are under the swings and slides at Sunset and Duckling Park.
- b) The tennis court net and wire that needed repaired was fixed by Dickie.
- c) A call was made to Entergy on June 26 and again July 3rd to inquire about getting more street lights for our subdivision per our resident's request. Entergy has not responded. We will keep trying.
- d) We reached out to Kendall Homes about their big dump trucks tearing up the roads and leaving big POTHOLEs. Kendall has not responded.

11. Communication:

- a) E-mail from Laurraine Kotara with Daughtry & Farine Attorney at Law,
Good Morning,
I received a notice from the constable the property sold for \$5000.00 less the constable fees and commissions. The Association will receive a check for \$4,559.16.

b) E-mail sent from Chris Bomar with Kendall Homes.

Hey Ed,

The owner of the company wanted me to contact you to see if the HOA would allow us to purchase lot 30 off of Lake Conroe Hills Drive in the area we are developing? This is not a full lot as you probably know.

Should the HOA not want to sell the lot, could we possibly get permission to put our off street parking there for our model home that we plan on building on lot 29 once everything is done?

We have not responded back to this e-mail until we get input from community and the board. One resident suggested we lease the space to Kendall by the Month.

12. New Business:

- a) There are wires hanging out of the utility box at the boat dock. This needs to be looked and repaired.
- b) A resident asked if the trees around the Sewer Plant facility can be trimmed due to obstructing the view to on coming streets.
- c) It was asked by a resident if the Gutter Project for the clubhouse could be brought back to the board's attention and approval due to the green algae that has already grown back after a short period of time after pressuring washing the clubhouse.
- d) Two exterior fans needs to be repaired or replaced at the clubhouse.

13.Meeting was adjourned at 7:44PM.