

# **Community Improvement Association of Lake Conroe Hills**

Home Owners Association  
Tuesday, June 11, 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 (Dickie, Dennis and Edward) and 12 residents.
3. Reading of the May 14, 2019 HOA meeting was read and filed as read for future reference.
4. Neighborhood Watch
  - a) Nothing was reported
5. Security
  - a) Constable Ray called me on Saturday June 8, 2019 at 2:24 PM to let me know that he saw about 20 adults gathered at Sun Set Park. He question them if they were residents of LCH. None of them were and he asked them to leave. One of the male said he know so and so that live here, Ray said they are not here now, and you will have to leave.
6. Maintenance
  - a) The steps at the boat dock were fixed along with a loose boat cleat.
  - b) The cabinets and under the sink in the clubhouse need to be cleaned.
  - c) The lights are out at the marque in front of the subdivision they need to be fixed.

## 7. Mowing

- a) E-mail was sent to Kendall Homes addressing the issue of them keeping their ditches mowed in front of their lots to help with the drainage issue in LCH. Chris sent an e-mail back stating they would look into the status of the ditches.
- b) Next week there will be 13 lots mowed along with starting to spray for ants in Duckling, Sunset and Clubhouse parks.
- c) Yard of the month was presented to 12692 Hackberry on Saturday June 8, 2019.

## 8. Parks

- a) Clubhouse rented on June 1, 2019. Trash was left in cans and was not cleaned.

## 9. Social

- a) July 4th is our next social event. We do have a volunteer Breanna Hearne to host the 4<sup>th</sup> of July event and she would appreciate if others would volunteer to help. Resident also suggested maybe putting out flyers for the event.

## 10. Old Business

- a) Discussion on getting pea gravel to put under the slides and swings at Duckling Park to help with the standing water and the mud situation. The Board brought up to trim up some of the trees to allow the grass to grow. We are working on getting a tree cutting service to give us a written quote.
- b) A resident asked if the rental properties in our sub-division could be asked to distribute rules to their guest about speeding, parking, no wake laws on the lake and about respecting others private property. This was brought up to the Board and they are looking into how we could address these issues.

## 11. Communication:

a) Thursday June 6, 2019 E-mail to Chris Bomar with Kendall Homes  
Good afternoon Chris,

Few items I need to address with Kendall Homes:

1. What is the projected schedule of Phase II road completion?
2. Do you know where the county is on the acceptance of Phase I roads? I did receive your e-mail last month in what the county responded to you, but any update since then?

Thursday June 6, 2019

Hello Ed,

1. We are trying to have road completion done by the end of July and then power and cable/phone will be installed.
2. No update yet. I do know they have to go back out to verify the changes they wanted were made. I will confirm with the county on that.

## 12. New Business

- a) Residents requesting me (The President) to remove The Vice President from their position as an Officer. Per LCH By Laws Article VIII Section 3, The President does not have this authority.
- b) A resident brought up that flags are not being put up on our flag poles. We will look into purchasing new flags.
- c) The tennis court needs to be addressed. There is damage to the wire that holds the net up in the center. We need to look into cost and maybe get quotes to get it properly fixed.
- d) A resident brought up that our website is not be updated on a regular basis. We will address this issue with Jennifer.
- e) Street Lights are a big concern for residents some streets still have no lights. The question was asked what can we do to get more street lights and what the cost will be? Even though it is not the HOA responsibility for street lights we can try and get with energy and see how much additional lights would cost and how much more it will affect people's billing.

- f) Some residents were complaining about the big dump trucks tearing up the existing roads and the speeding through the sub division created by the drivers of Kendall Home's trucks.
- g) There was a question asked about the age limit for the swimming area at the lake without supervision. Some of the signs are not clear and contradict each other. We will bring this matter up to the board.
- h) A resident asked if we could look into investing into a Dock Lifeguard for the boat dock, which is a piece of equipment that detects electrical current in the water around boat docks.

13. Meeting was adjourned at 8:20 PM.