

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

**BOARD OF DIRECTORS MEETING
MINUTES**

**Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
June 19, 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

Guests:

(Sign In Sheet)

Board Meeting Minutes: May15, 2019

Motion: Dennis Taylor made a motion to approve the May 15, 2019 Board Meeting Minutes.
Second: Troy Barta 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: May 2019

Discussion: The Board reviewed the May 2019 Financial Reports. Operating Account: \$88,140 Reserve Account: \$90,713 ACC Deposit Account \$80,300 Total: \$259,154 Collections for 2018-2019 are at 88.52%.

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

Second: John Patula seconds the motion.

Carried: The motion was carried.

Discussion: Budget Draft review for 2019-2020 Workshop along with a Capital Improvement Budget

Motion: Troy Barta made a motion to set the 2019-2020 Annual Assessments at \$196.00 per Lot.

Second: John Patula seconds the motion.

Carried: The motion was carried.

Old Business:

Community Priority Projects:

Project List 2018-2019:

1. ~~Dock Repairs, Boat Ramp Repairs~~
2. ~~Painting of Bollards~~
3. Buoys: Sunset Park/Boat Ramp
4. Community Center Updates
5. Signage – Marquis
6. Community Center (Additional Gutters)
7. Sports Park Improvements

Capital Improvement Projects:

1. Boat Ramp Repairs – Concrete Repairs
2. Access Control & Parking at Sunset Park – Budget
3. Street Light – Survey for Additional

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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.

Security:

Discussion: The Board reviewed the June 2019 Security Report – Pertaining to Traffic Stats. (Attached) Inquiry about a new Montgomery Leash Law.

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 Breanne Hearn - Volunteer
Halloween Event
Christmas Event

Yard of the Month

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

Maintenance:

Community Center:

Discussion: Have Maid Svc clean under the kitchen sink. Parking on grass field – rules/access control.

Motion: Troy Barta made a motion to have a cable installed to limit access parking on the grass field.

Second: Dickie Hurst seconds the motion.

Carried: The motion was carried.

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Duckling Park:

Discussion: Tree trimming – 1st Bid received .Planting grass for muddy areas. Bids needed

Boat Ramp:

Discussion: Electrical bid – to repaired lighting and boxes – Approved.

Sunset Park:

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

Motion: Dickie Hurst made a motion to set a time limit for returned bids on Tree Trimming and proceed with awarding the bid.

Second: Dennis Taylor seconds the motion.

Carried: The motion was carried.

Sports Park:

Discussion: Electrical stub-outs - solution to cover for safety. Tennis Court – cable repairs.

Mowing:

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

New Business:

Boat Ramp Parking:

Discussion: Signage/stall marking for individual parking spaces. Volunteer – sticker enforcement.

Security Patrol:

Discussion: Pricing additional (full-time) Security Patrol hours.

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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

8:52pm Adjourn the Board of Directors Meeting.

Board Vacancies – Resignations received from Dwight Johnson and Dennis Taylor effective July 1st, 2019.

Motion: Dickie Hurst made a motion to appoint Sarah Blaskey to the Board of Directors.

Second: Troy Barta seconds the motion.

Carried: The motion was carried.

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

Submitted by Jennifer Stanley, July 17, 2019