

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

**BOARD OF DIRECTORS MEETING
MINUTES**

**Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
August 21, 2019**

Executive Session 6:30pm – 7:00pm.

Held at Lake Conroe Hills Community Center

The Executive Session was opened at 6:30pm by President, Edward Shelton

Executive Session Topics:

Legal Updates – Chris Archambault, Daughtry & Farine

The Board of Directors Meeting was opened at 7:00pm by President, Edward Shelton

Establishment of Quorum:

Edward Shelton –President of Home Owners’ Association – Present

Dickie Hurst – Present

John Patula – Present

Troy Barta – Present

Sarah Blaskey – Absent

Holly DeVerts - Present

Jennifer Stanley – ACMG – Present

Guests:

(Sign In Sheet)

Board Meeting Minutes: July 17, 2019

Motion: Troy Barta made a motion to approve the July 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.

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Owner Requests to Address the Board:

Alice Sparks – Thank you to the past Board Members and fellow neighbors for their participation and help with the Community. Suggestion for Block Captains to hand out Flyers for Community News and Events. Committee to speak with builders to discuss neighborhood issues.

Peggy Strickland – Questions/Answers regarding Deed Restriction Enforcement.

Chuck Ebert – Vandalism to electrical/motion sensors under Sunset Pavilion.

Financials: July 2019

Discussion: The Board reviewed the July 2019 Financial Reports. Operating Account: \$138,934 Reserve Account: \$90,752 ACC Deposit Account \$41,300 Total: \$270,987 Collections for 2019-2020 are at 48.79%.

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

Committee Reports:

Architectural Control: The Committee reviewed current applications.

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Security: N/A

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 **Saturday, October 19, 2019**

Christmas Event

Yard of the Month

Maintenance:

Community Center:

Discussion: Thank you Troy Barta for painting wrought iron sign. Frazier – irrigation for trees needs to be turned on.

Duckling Park:

Discussion: Tree trimming – competed. Planting grass for muddy areas. Bids needed

Boat Ramp:

Discussion: Electrical bid – to repair lighting and boxes – Approved. Sarah Blaskey will meet with contractor.

Sunset Park:

Discussion: Planting grass for muddy areas. Bids needed – Ed Shelton. 4 Buoys - \$2,453 installed (no Warranty) – Hold for discussion at August Meeting. Signage for Sunset Park – Guest verbiage – suggestions. Swing repair – Troy Barta.

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Sports Park:

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

Mowing:

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

Communications:

Discussion: Updates on Phase 2 roads from Kendal Homes.

Ceislak Preserve Lot – 02-12-30 (Moon Road): Kendall Homes would like to utilize back portion of Lot for overflow Model Home parking (new road) in exchange for (payment/contribution to Amenity upgrades, etc.). Terms under discussion for report at next meeting.

New Business:

Boat Ramp Parking:

Discussion: Signage/stall marking for individual parking spaces. Volunteer – sticker enforcement. Expanding parking at Boat Ramp.

HOA Meeting/Board of Directors Meeting:

Next Meeting September 10, 2019

Tennis Court Usage:

Discussion: Request to utilize Tennis Court (family member of Owner) for Professional Lessons – 2 Days a week discount pricing for neighborhood. Send to Attorney for contract/waiver of liability/insurance requirements.

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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. Keeping supplies handy for renters – extra garbage bag liners in containers.

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 — Holly DeVerts

December 2019 — Sarah Blaskey

8:21pm Adjourn the Board of Directors Meeting into Executive Session.

Board Meeting: Tuesday, September 10, 2019 @

6:30pm – Executive Session

7:00pm – Board of Directors Meeting

Submitted by Jennifer Stanley, September 10, 2019