

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

**BOARD OF DIRECTORS MEETING
MINUTES**

**Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
September 10, 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 Opinion, Collections Report, Property Inspection Report

The HOA 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)

HOA Meeting:

New Business:

Josey Park Parking Signs: Parking Rules to limit non-park usage.

Sunset Park: Order new bucket swing w/chains to replace broken swing.

Adjourned HOA Meeting 7:08pm

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Establishment of Quorum:

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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: August 21, 2019

Motion: Troy Barta made a motion to approve the August 21, 2019 Board Meeting Minutes with corrections.

Second: Holly DeVerts seconds the motion.

Carried: The motion was carried.

Financials: August 2019

Discussion: The Board reviewed the August 2019 Financial Reports. Operating Account: \$163,585 Reserve Account: \$125,863 ACC Deposit Account \$6,200 Total: \$132,063 Collections for 2019-2020 are at 65.64%.

Discussion: Shop CD Rates for Reserve Funds.

Motion: Troy Barta made a motion to approve the Financial Report as presented.

Second: Holly DeVerts seconds the motion.

Carried: The motion was carried.

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Old Business:

Community Priority Projects:

Project List 2018-2019:

1. ~~Dock Repairs, Boat Ramp Repairs~~
2. ~~Painting of Bollards~~
3. Buoy: 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

Discussion: Buoys – contact Dwight Johnson to obtain contractor bid for Buoys.

Committee Reports:

Communications:

Kendall Homes – Acceptance of Phase 1 roads by County.

Tennis Court Agreement – The Board reviewed the attorney's draft of the Facility Usage Agreement.

Motion: Troy Barta made a motion to approve the Tennis Court Facility Usage Agreement with additions of CIA of Lake Conroe Hills as an additional insured and confirmation of acceptable limits of liability.

Second: Dickie Hurst seconds the motion.

Carried: The motion was carried.

Architectural Control: The Committee reviewed current applications. Approvals – 1 Swimming Pool, 4 New Constructions.

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Discussion: Builders inquiry into installing a Sales Trailer at Moon Rd. Contact to confirm need to submit ACC Application for review.

Security Report:

50 Hours – August

18 Stop Signs, 25 Speeding, 7 Vacation Watches, 13 Non-Residents removed from Park.

Discussion: Inquiry – MCSO Reports filed to track for future incidents.

Neighborhood Watch:

Vehicle Stickers for Common Area usage. Block Captains needed. National Night Out – Tuesday, October 1st. Lazy Lane Crime Watch sign – replace.

Social:

2019/2020 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 – Need Volunteers to help set-up

Christmas Event

Yard of the Month

Mowing Report: Suspend mowing of lots for September – not long enough.

Maintenance:

Community Center:

Discussion: Frazier – irrigation repaired.

Duckling Park:

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

Boat Ramp:

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Discussion: Electrical bid – to repair lighting and boxes – Approved. Sarah Blaskey will meet with contractor – Scheduling. Contacted County to discuss drainage/culverts at road way for additional parking.

Sunset Park:

Discussion: Planting grass for muddy areas Ed Shelton – Need Helpers. Signage for Sunset Park – Guest verbiage – suggestions. Order bucket swing w/chains to replace damaged one.

Sports Park:

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

Mowing:

Discussion: Lot Mowing as needed.

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
New Business:

Boat Ramp Parking:

Discussion: Signage/stall marking for individual parking spaces. Volunteer – sticker enforcement. Expanding parking at Boat Ramp. Lots For Sale that could be utilized for additional parking

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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

December HOA/Board Meeting Date:

Motion: Dickie Hurst made a motion to change the HOA/Board of Directors Meeting from December 10, 2019 to December 17, 2019 due to scheduling conflict.

Second: Troy Barta seconds the motion.

Carried: The motion was carried.

8:16pm Adjourn the Board of Directors

Board Meeting: Tuesday, October 8, 2019 @

6:30pm – Executive Session

7:00pm – HOA and Board of Directors Meeting

Submitted by Jennifer Stanley, October 8, 2019