

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

**BOARD OF DIRECTORS MEETING
MINUTES**

**Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
October 8, 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 – Present

Holly DeVerts - Present

Jennifer Stanley – ACMG – Present

Guests:

(Sign In Sheet)

HOA Meeting:

New Business:

Canal Ridgcrest/Bluff View – Drains that run into the canals – erosion. County will only repair 10 feet from road.

Discussion: Pull prior legal opinion – contact County to discuss – Ed Shelton

Thank you to Tim for repairs at the Boat Ramp.

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

**BOARD OF DIRECTORS MEETING
MINUTES**

**Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
October 8, 2019**

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

Sunset Park: New bucket swing w/chains to replace broken swing – Delivered

Adjourned HOA Meeting 7:24pm

The Board of Directors Meeting was opened at 7:30pm 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 – Present
Holly DeVerts - Present

Jennifer Stanley – ACMG – Present

Guests:

(Sign In Sheet)

Board Meeting Minutes: September 10, 2019

Motion: Troy Barta made a motion to approve the September 10, 2019 Board Meeting Minutes with corrections.

Second: Holly DeVerts seconds the motion.

Carried: The motion was carried.

Financials: September 2019

Discussion: The Board reviewed the September 2019 Financial Reports. Operating Account: \$151,756 Reserve Account: \$125,362 ACC Deposit Account \$6,200 Total: \$283,119 Collections for 2019-2020 are at 69.84%.

Discussion: Shop CD Rates for Reserve Funds – Current Reserve Rate AAB.

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

BOARD OF DIRECTORS MEETING MINUTES

Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
October 8, 2019

Motion: Sarah Blaskey made a motion to approve three authorizations to file suit on collection cases with the attorney's office.

Second: Troy Barta seconds the motion.

Carried: The motion was carried.

Motion: Holly DeVerts made a motion to approve the financial reports as presented.

Second: Troy Barta 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

Discussion: Buoys – contacted Anchor Boat Lifts to obtain bid for Buoy install – supplier out. Option to order buoys from Overton's approximately \$240 each (free shipping). Order 4 buoys free delivery. Anchor Boat Lifts – update quote for install 4 or 6.

Motion: Sarah Blaskey made a motion to approve the purchase of 4 buoys – check savings for ordering 6 from Overtons.

Second: Troy Barta seconds the motion.

Carried: The motion was carried.

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

BOARD OF DIRECTORS MEETING MINUTES

Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
October 8, 2019

Committee Reports:

Communications: Tennis Court – Facility Usage Agreement – Approved. Parking overnight at Josey Sports Park – No Overnight Parking – Tow Signs delivered (4). Boat Ramp parking – County will install 2 – 20 ft culverts – Board will review layout for additional parking – next Tuesday. Bid for pipe.

Architectural Control: The Committee reviewed current applications. 6 New Home Constructions.

Discussion: Builders – on Ridgcrest need silt fencing.

Security Report: N/A

Neighborhood Watch:

Vehicle Stickers for Common Area usage. Block Captains needed. Crime Watch sign – replace 2.

Social Committee – Sarah Blaskey

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

Discussion: Purchase totes for Community Supplies/Decorations. Contact Breanne Hearn to Volunteer.

Motion: Troy Barta made a motion to utilize savings from past events to purchase totes for Community supplies/decorations.

Second: Sarah Blaskey seconds the motion.

Carried: The motion was carried.

Yard of the Month

Mowing Report: 13 Lots mowed, canal end, common areas.

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

BOARD OF DIRECTORS MEETING MINUTES

Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
October 8, 2019

Maintenance:

Discussion: Posts/cable to restrict access to greenspace at Community Center. Approximately \$400 for material Ed Shelton/Troy Barta.

Community Center:

Discussion: Orkin Pest Control – contact to retreat – schedule with John Patula. Have Community Center cleaned before 10/19/19 Event. 3 lights out – change with extra bulbs.

Duckling Park:

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

Boat Ramp:

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. Bucket swing w/chains to replace damaged one – Delivered.

Communications:

Discussion: Updates on Phase 2 roads from Kendal Homes.

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

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

BOARD OF DIRECTORS MEETING MINUTES

**Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
October 8, 2019**

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

Common Areas – Survey:

Discussion: Obtaining Surveys of the Common Areas for future planning – Community Center/Greenspaces & Josey Sports Park. Storage for Community supplies/tools – shop pricing vs. storage on property. Troy Barta will price surveys.

November 12, 2019 Board/HOA Meeting – Nominations

Candidate Notice will be posted on website:

President, VP, Treasurer, Secretary, 2 Board of Director Positions.

Adjournment:

The Board of Directors Meeting was adjourned at 8:31pm.

Submitted by Jennifer Stanley, November 12, 2019