

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

**BOARD OF DIRECTORS MEETING
MINUTES**

**Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
November 12, 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 7:02pm by President, Edward Shelton

Establishment of Quorum:

Edward Shelton –President of Home Owners’ Association – Present

Holly DeVerts, Secretary - Present

Dickie Hurst – Absent

John Patula – Present

Troy Barta – Present

Sarah Blaskey – Present

Jennifer Stanley – ACMG – Present

Guests:

(Sign In Sheet)

HOA Meeting:

New Business: N/A

Candidate Nominations:

HOA President (1 Year Term):

Nominees: Ed Shelton

HOA Vice President (1 Year Term):

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Nominees: Jeremy Royster

HOA Recording Secretary (1 Year Term):

Nominees: Lahana Gwosdz

HOA Treasurer (1 Year Term):

Nominees: N/A

Board Positions (3 Year Term): Candidates with the most amounts of votes will be elected.

**Nominees: Sarah Blaskey
 Don Beckham
 Jeremy Royster – Nomination Withdrawn**

Candidate Introductions:

Candidates were introduced and answered questions.

7:39pm Close Nominations – Candidates are uncontested – Elections will take place on December 17, 2019.

Adjourned HOA Meeting 7:41pm

The Board of Directors Meeting was opened at 7:42pm by President, Edward Shelton

Establishment of Quorum:

Edward Shelton –President of Home Owners' Association – Present

Dickie Hurst – Absent

John Patula – Present

Troy Barta – Present

Sarah Blaskey – Present

Holly DeVerts - Present

Jennifer Stanley – ACMG – Present

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Guests:

(Sign In Sheet)

Board Meeting Minutes: October 8, 2019

Motion: John Patula made a motion to approve the October 8, 2019 Board Meeting Minutes.
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: \$151,519 Reserve Account: \$125,065 ACC Deposit Account \$6,200 Total: \$131,265 Collections for 2019-2020 are at 74.12%.

Discussion: The Board reviewed options for CD Rates for Reserve Funds. Reserve Account – Capital Improvement Project Budget – email input.

Motion: Sarah Blaskey made a motion to approve the Financial Report as presented.
Second: Troy Barta seconds the motion.
Carried: The motion was carried.

Old Business:

Community Priority Projects:

Project List:

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

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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 – Anchor Boat Lifts cannot install due to schedule. Bid request sent out to Dockside Boat Lifts for price to install 4 Buoys Sunset Park/Boat Ramp. Buoys will be ordered from Overton's once install contract is approved.

Motion: Sarah Blaskey made a motion to approve a Budget of up to \$1,600.00 to install 4 buoys purchased from Overton's.

Second: John Patula seconds the motion.

Carried: The motion was carried.

Discussion: Community Center updates – Projection screen – need updated pricing for internet service.

Discussion: Boat Ramp repairs – stairs loose/exposed nails/large object on left boat ramp.

Committee Reports:

Communications: N/A

Architectural Control: The Committee reviewed current applications. Approvals – 2 Improvements, 6 New Constructions, 1 Board Denied Trailer on a Lot. Silt fencing on new constructions needed.

Security Report:

October 2019

10 Stop Signs, 26 Speeding, 6 Civil Disturbances, 1 Vacation Watch, 1 Suspicious Person in Park, 1 Personal Parking Issue.

Neighborhood Watch:

Vehicle Stickers for Common Area usage.

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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~~ ~~Saturday, December 7, 2019 Breanne Hearn Volunteer~~
~~Breakfast w/Santa (9am-11am), Craft Vendors (11am-4pm),~~
~~Food Drive/Toy Drive~~

Motion: Sarah Blaskey made a motion to approve outside Vendors for the Christmas Event.

Second: Troy Barta seconds the motion.

Carried: The motion was carried.

Maintenance:

Community Center:

Discussion: Exterior lights out (2 lanterns/drive -thru light) 3 canister lights out inside. Cable install for field (rentals) – Ed & Troy. Free up storage – file cabinets/metal chairs in attic – community garage sale. Purchase A/C filters – change out 30 days – John. Trane specific dealer not needed. Possible Annual maintenance check.

Duckling Park:

Discussion: Planting grass for muddy areas - Hold

Boat Ramp:

Discussion: Electrical bid – to repair lighting and boxes – New bid needed. Sarah Blaskey will meet with contractor – when scheduled. County contacted to discuss drainage/culverts at road way for additional parking.

Motion: Sarah Blaskey made a motion to approve a Budget up to \$1000.00 for emergency repairs for boat ramp/swimming area repairs.

Second: John Patula seconds the motion.

Carried: The motion was carried.

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Sunset Park:

Discussion: Planting grass for muddy areas – Hold. Signage for Sunset Park – Guest verbiage – suggestions.

Mowing:

Discussion: N/A

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 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

8:49pm Adjourn the Board of Directors

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Board Meeting: Tuesday, December 17, 2019 – Elections @ 6:30pm – Executive Session
7:00pm – HOA and Board of Directors Meeting

Submitted by Jennifer Stanley, December 17, 2019

Approved