

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

**BOARD OF DIRECTORS & HOA MEETING
MINUTES**

**Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
March 10, 2020**

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

Jeremy Royster – Vice President – Present

Lahana Gwosdz, Secretary - Absent

Holly DeVerts, BOD Director - Present

John Patula, BOD Director – Present

Troy Barta, BOD Director – Absent

Sarah Blaskey, BOD Director – Present

Don Beckham, BOD Director - Present

Jennifer Stanley – ACMG – Present

Guests:

(Sign In Sheet)

HOA Meeting:

New Business:

Chuck Ebert –

Discussion: Realtors commenting on negative neighborhood aesthetics. Increased Security should be added as the neighborhood has grown – night patrol Fridays & Saturdays.

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Additional Discussion: Private Security Patrol for rotated night shifts (interview firms).
Investigate private security vs police patrol as to individuals having to provide identification.

Architectural Control Application Submittals:

Discussion: ACC reviewing – meet after meeting.

Adjourned HOA Meeting 7:21pm.

Approved

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The Board of Directors Meeting was opened at 7:21pm by President, Edward Shelton

Establishment of Quorum:

Edward Shelton –President of Home Owners’ Association – Present

Jeremy Royster – Vice President – Present

Lahana Gwosdz, Secretary - Absent

Holly DeVerts, BOD Director - Present

John Patula, BOD Director – Present

Troy Barta, BOD Director – Absent

Sarah Blaskey, BOD Director – Present

Don Beckham, BOD Director – Present

Jennifer Stanley – ACMG – Present

Guests:

(Sign In Sheet)

Board Meeting Minutes:

Motion: Don Beckham made a motion to approve the February 11, 2020 Board Meeting Minutes with corrections and attachment with new business from Don Beckham.
Second: Sarah Blaskey seconds the motion.
Carried: The motion was carried.

Financials: February 2020

Discussion: The Board reviewed the February 2020 Financial Reports. Operating Account: \$123,539 Reserve Account: \$100,000 Reserve Savings; Maint. & Repair Fund \$11,273 Capital Improvement \$23,452; ACC Deposit Account \$6,200 Total: \$140,9936 Collections for 2019-2020 are at 81.48%.

Motion: Sarah Blaskey made a motion to approve the February 2020 Financial Reports as presented.
Second: John Patula seconds the motion.
Carried: The motion was carried.

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Management Report:

Collection Report - March 2020

Certified Collection Letters	109
Regular Collection Letters (copy)	109
Reminder Statements (payplans,etc)	26

Code Enforcement Report - March 2020

Yard Maintenance	17
Storage Items	11
Inoperable Vehicles	5
Parking on Grass	1
Camper/RV Storage	2
Fence Repairs	2

Architectural Control Report - February/March 2020 - Submittals

New Construction	2
Improvements	7

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, Loose Nails)
5. Community Center (Additional Gutters) - Bidding
6. Community Center Updates
7. Signage – Marquis
8. Sports Park Improvements

Capital Improvement Projects:

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

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Discussion: Buoys – Dockside Boat Lifts have installed 6 Buoys Sunset Park/Boat Ramp. Thank you to Brad Thompson who purchased 2 of the buoys for the Association.

Committee Assignments & OPM:

Architectural Control Committee: Edward Shelton, Sarah Blaskey, Don Beckham

Security Committee: Troy Barta, Chuck Ebert, Ron Pickering

Social Committee: Sarah Blaskey, Breanne Hearne, Heather Terhune

Mowing Committee: Holly DeVerts, Troy Barta

Community Center Committee: John Patula

Parks Committee:

Sunset Park/Boat Ramp Committee: Troy Barta, Jeremy Royster

Duckling Park Committee: Troy Barta, Jeremy Royster

Josey Sports Park Committee: Lahana Gwosdz

Marquis Maintenance: Lahana Gwosdz

Communications: Holly DeVerts

Discussion: Letter received from Kendall Homes that the light at the monument sign was staying on. Increase communications – monthly email with: Minutes/Reminders. Check with webmaster – Subscribe and collect email address. Design Template to use for the monthly eblast.

Architectural Control: Submittals: 2 New Construction, Improvements 7

Discussion: Surveys required for ACC Submittals, requirements for the driveways to be poured at the same time as the slabs if allowable.

Security Report:

February 2020

38 Stop Signs, 14 Speeding (30-55mph), 1 Vehicle removed for impeding traffic.

Neighborhood Watch: N/A

Social:

2020 Calendar: Need Volunteers (30 Days in advance of the Event)

Easter Event Saturday, April 4, 2020

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Discussion: 2 Bounce houses (smaller kids and larger one). Easter Bunny/Easter Egg Hunt/Games for all ages. Need Volunteers to set up and run event. Flyer on website.

Fall/Spring Market:

Discussion: Tentative June/July to raise Social Committee Funds.

Maintenance and Repairs:

Community Center:

Discussion: Pavilion – landscape (bushes removed) stays muddy. Gutters bids – Troy Barta; gravel/concrete old flower beds. Motion light blinking – needs to be replaced – Troy Barta. Need AA batteries for Clock.

Josey Sports Park:

Discussion: Parking issues – non park use.

Boat Ramp/Sunset Park Lighting:

Discussion: McCafferty Electric bid – to repair lighting and boxes –Sarah Blaskey meeting with contractors. Recommendations: Do not replace light under Pavilion, have additional lights shine into the area. Additional bids solicited – have not returned phone calls or emails.

Boat Ramp:

Discussion: Future Ramp repairs. Jeremy/Troy working on Sunset Park Proposal to increase parking with designated spaces – relocating play equipment to Duckling or Josey Park. (15-18 spaces total – currently 8 spaces). Work Days for volunteers.

Repairs: Loose nails need immediate attention, stairs on southside need to be rebuilt. Removing deteriorated wooded jetty and stairs. Ron Pickering will haul old jetty to the dump.

Motion: Don Beckham made a motion to remove the deteriorated wood jetty from Sunset Park, salvaging materials if possible.

Second: Sarah Blaskey seconds the motion

Carried: The motion was carried.

Sunset Park & Duckling Park:

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Discussion: Broken spring rider at Duckling Park removed – has been placed at Josey Park – dispose.

8:43pm Adjourn the Board of Directors

Next HOA and Board Meeting: Tuesday, April 14, 2020 /6:30pm – Executive Session, 7:00pm
– HOA and Board of Directors Meeting

Submitted by Jennifer Stanley, June 9, 2020.

Approved