

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
October 13, 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 – Absent

Lahana Gwosdz, Secretary - Present

Holly DeVerts, BOD Director - Present

John Patula, BOD Director – Present

Troy Barta, BOD Director – Present

Sarah Blaskey, BOD Director – Present

Don Beckham, BOD Director - Present

Jennifer Stanley – ACMG – Present

Guests:

(Sign In Sheet)

HOA Meeting:

New Business:

Thank you to Chuck Ebert for repairs and painting at Sunset Park/Boat Ramp.

Chuck Ebert – Mowing of Vacant Lots – Builder Lots – Force Mow. Large parties at Sunset Park (too many Guests) – Removed.

Adjourned HOA Meeting 7:07 pm.

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

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Guests:

(Sign In Sheet)

Board Meeting Minutes:

Motion: Don Beckham made a motion to approve the waiving of the reading of the June 9, 2020 Board Meeting Minutes and the Special Call Meeting of June 22, 2020.

Second: Sarah Blaskey seconds the motion.

Carried: The motion was carried.

Financials: September 2020

Discussion: The Board reviewed the September 2020 Financial Reports. Operating Account: \$175,383 Reserve Account: \$100,000 Reserve Savings; Maint. & Repair Fund \$16,032 Capital Improvement \$35,922; ACC Deposit Account \$1,500 Total: \$153,454 Collections for 2020-2021 are at 65.19%.

Motion: Sarah Blaskey made a motion to approve the September 2020 Financial Reports as presented.

Second: Holly DeVerts seconds the motion.

Carried: The motion was carried.

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Budget Adjustments:

Discussion: Budget adjustments from workshop were reviewed. Retained Earnings 2020-2021 – line item on Balance Sheet.

Motion: Sarah Blaskey made a motion to allocate the 2020-2021 10% Increase in Annual Dues to Capital Improvements.

Second: Troy Barta seconds the motion.

Carried: The motion was carried.

Architectural Control Report – September/October 2020 - Submittals

New Construction	4
Improvements	3

Old Business:

Community Priority Projects:

Project List:

1. Duckling Park Play Equipment – Safety Items
2. Duckling Park Mulch for Play Equipment
3. Handicap Access Sunset Park
4. Electric at Sunset Park – McCafferty Electric Scheduling
5. Jetty at Swim Area – Keep, Remove Rail
6. Swim Area New Stairs (2)
7. Culvert/Parking Sunset – Bids Pending
8. Trim Trees at Josie Park - Bidding
9. Community Center Updates – Tachus Residential Rates Offered – January 2021 Meeting
10. Marquis – Landscape Improvements/Signage
11. 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 – November 2020 Meeting

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Motion: Don Beckham motion to waive 3 quote rule for tree trimming after repeated attempts for alternate quotes. The Board approved quote received for \$2,000.
Second: Sarah Blaskey seconds the motion.
Carried: The motion was carried

Motion: Don Beckham made a motion to waive 3 bid rule for emergency electric repairs, handicap access pathway & handicap access signage at Sunset Park.
Second: John Patula seconds the motion.
Carried: The motion was carried.

Motion: Don Beckham made a motion to approve up to \$1,000 for safety repairs to the swing set and slide at Duckling Park.
Second: Sarah Blaskey seconds the motion.
Carried: The motion was carried.

Motion: Sarah Blaskey made a motion to approve \$1,825 from the Capital Improvements Fund to order materials for adding kiddie cushion, landscape timbers around the play equipment at Duckling Park volunteers to install.
Second: Troy Barta seconds the motion.
Carried: The motion was carried.

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

Neighborhood Watch: N/A

Social:

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

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Halloween Function – CXL
Christmas Event – CXL

Halloween Decorating Contest – Prizes 1st \$75, 2nd \$50, 3rd \$25 Judging 10/30/20
Pumpkin Carving Contest – Prizes 1st \$50

Maintenance and Repairs:

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).

Sunset Park Equipment:

Discussion: Relocating play equipment from Sunset Park to Josey Park to increase Boat Ramp Parking – Do not move.

9:22pm Adjourn the Board of Directors

Next HOA and Board Meeting: Tuesday, November 10, 2020 – Nominating Meeting
6:30pm – Executive Session, 7:00pm – HOA and Board of Directors Meeting

Submitted by Jennifer Stanley, November 10, 2020.