

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS

BOARD OF DIRECTORS & HOA MEETING SPECIAL CALL MINUTES

Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
June 22, 2020

Lake Conroe Hills HOA/Board meeting
6/22/2020
5:59pm

Agenda: Park Passes and Park Signage

Ed Shelton, John Patula, Sarah Blaskey, Troy Barta, Holley DeVerts, Don Beckham
Dennis Taylor and Tianna Gibson were in attendance.

5:59pm

Ed called the meeting to order stating the agenda was Park Passes and Park Signs
Post for Community Center is attached.

Park Passes (handout attached)

Troy gave a history of issues at the park with multiple guests and non-residents
In the parks, foul language, loud offensive music. Mothers with small children not
Wanting to use the parks because of the roughness of the crowds.

Sarah read the handout "Park Passes"
Ed started the discussion with:

#1 Silicone bracelets, 2 colors, used for a year, Don thinks 2 years, Dennis stated the boat keys
are 2 years, Sarah feels the busy time of the year should start fresh, there is a large turnover
and control would be better maintained.

#2 2000 for residents and 500 for Guests.

#3 Resident yellow and Guest red for maximum visibility

#4 Park Passes would be 4 per household at 2\$ea and 2 guest per household 10\$ea

Don does not feel residents should pay for the Park Passes and will not vote for that.

Sarah stated that 10\$ for guest passes would recoup the bracelet cost but if no fees the
HOA would add the Park Pass fee to the budget. Dennis commented the guest pass

Having a fee would possibly make it more valuable to the family. Ed asked if this would

Be a onetime fee or yearly. Sarah said yearly. Don pointed out the boat key was a

Deposit that is returned when they sell the house. John had concerns about just 4 per

Household and 2 guests. When family comes to visit how would they use the park

If there weren't enough passes. Sarah made a comment about borrowing from neighbors

And how many times a year do people have more than 6. That making the rules for all the

Possible scenarios would not be reasonable to expect. Dennis had similar concerns.

Tianna felt 4/2 was a reasonable number.

Ed suggested we vote on the Park Passes in sections.

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Motion Made by Sarah Blaskey

Lake Conroe Hills have Park Passes

Park Pass may be a silicone band

Park Pass would initially be Resident 2000 in yellow and Guest 500 in red

Exchange in July 2020 meeting and yearly in May Meeting.

Motion second by Don Beckham, motion carried unanimous vote

Park Pass discussion continued with Don not wanting a fee but conceding a guest pass fee would offset cost. Sarah stated "No fee would be fine. The HOA could absorb the cost."

Troy suggesting again the "Guest Pass" would be more appreciated if it comes with a cost. John is still concerned about many not being able to enjoy the park with family, children and grandchildren. Sarah again suggested to borrow Park Passes from neighbors, that the whole issue of "Park Passes" is to make the parks available to those families. Not available to all the non-residents and young people that want to invite large numbers of classmates and family reunions, club events and such.

Motion made By Sarah Blaskey

Park Passes - 4 per household free, 2 guest passes MAX for 10\$ea

Motion second by Holly DeVerts, motion carried by unanimous vote

Park Pass discussion continued to cost

Sarah stated the max cost given for 5000 bracelets was 1700\$

Don had concerns, if we needed to take away a band for misuse, we should have

"Property of Lake Conroe Hills" 2020 Troy suggested numbered bands to reflect back to an amenity sheet for phone numbers and addresses.

Motion made by Sarah Blaskey

Park Pass of 1700\$ be added to the budget.

Property of Lake Conroe Hills 2020 imprinted on band.

Seconded by Troy Barta carried by unanimous vote

PARK SIGNS (Handout Attached)

Sarah stated the three parks all have differing signs, even with some of the signs removed. We wanted the signs to reflect the Park Passes and a few changes.

Don suggests we change the first sentence in the third paragraph to read:

"Failure to abide by the rules, may cause loss of Park Pass"

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Ed questions the change from under 12 on the sign now, to under 14. He was wanting to know the reasoning for that particular number. Sarah stated it was just a greater number. In Texas no child under 14 may be left at home alone. Ed suggested we move that number to 16. Troy said that would be agreeable as they would most likely have ID. Don suggested we add to the "Safety and Security Guidelines" that if a young person has the Park Pass and is not causing any issues that young person should be allowed to remain. Sarah read the Park Sign hand out with those 3 changes.

**Motion made by Troy Barta
To accept the signage as read.**

Don Beckham seconded, and motion carried by unanimous vote.

6:56pm Ed Shelton adjourned the meeting