

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
December 8, 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, HOA Vice President - Absent

Lahanna Gwosdz, HOA 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 - Absent

Jennifer Stanley – ACMG – Present

Guests:

(Sign In Sheet)

HOA Meeting:

Elections - Uncontested:

Officers for the Home Owner Association:

HOA President	Edward Shelton
HOA VP	Allen Touchet
HOA Secretary	Lahanna Gwosdz
HOA Treasurer	Denise Smith

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Board of Director Position

1 Member for the Board of Directors - Holly DeVerts

Adjourned HOA Meeting 7:04pm.

DRAFT

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The Board of Directors Meeting was opened at 7:05pm by President, Edward Shelton

Establishment of Quorum:

Edward Shelton –President of Home Owners’ Association – 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 – Absent

Jennifer Stanley – ACMG – Present

Guests:

(Sign In Sheet)

Board Meeting Minutes:

Motion: Sarah Blaskey made a motion to approve the November 10, 2020 HOA & Board Meeting Minutes as presented.
Second: John Patula seconds the motion.
Carried: The motion was carried.

Financials: November 2020

Discussion: The Board reviewed the November 2020 Financial Reports. Operating Account: \$94,371 Reserve Account: \$100,000 Reserve Savings; Maint. & Repair Fund \$47,369 Capital Improvement \$59,459; Swim Dock & Boat Ramp Project \$23,452; ACC Deposit Account \$1,200 Total: \$231,481 Collections for 2020-2021 are at 73%.

Motion: Sarah Blaskey made a motion to approve the November 2020 Financial Reports as presented with category changes.
Second: Troy Barta seconds the motion.
Carried: The motion was carried.

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Architectural Control Report – December 2020 - Submittals

New Construction 1

Old Business:

Community Priority Projects:

Project List:

1. Jetty at Swim Area – Remove Rail – **Troy Barta & Edward Shelton**
2. Swim Area New Stairs (2) – **Sarah Blaskey – Bidding**
3. Parking Sunset – **Bollards Install**
4. Community Center Updates – Tachus Residential Rates Offered – January 2021 Meeting
5. Marquis – Landscape Improvements/Signage
6. Sports Park Improvements
 - a. Bus Stop & Lighting
 - b. Resurfacing Courts
7. Additional Street Lights – Entergy- Survey for Dark Spot Coverage

Capital Improvement Projects:

1. Swim Dock & Boat Ramp
 - a. Gazebo & Walkway – **Bid for Fall 2021**
 - b. Boat Ramp – Concrete Repair – **Bid for Fall 2021**

Committee Assignments & OPM:

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

Security Committee: Troy Barta, Chuck Ebert, Ron Pickering

Social Committee: Sarah Blaskey, Lahanna Gwosdz

Mowing Committee: Holly DeVerts

Community Center Committee: John Patula

Parks Committee:

Sunset Park/Boat Ramp Committee: Troy Barta, Edward Shelton

Duckling Park Committee: Troy Barta, Edward Shelton

Josey Sports Park Committee: Lahanna Gwosdz, Troy Barta, Edward Shelton

Marquis Maintenance: Lahanna Gwosdz

Communications: Holly DeVerts

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Neighborhood Watch: N/A

Social:

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

Christmas Event – CXL

Christmas Lighting Contest – Sarah Blaskey & Lahanna Gwosdz

New Business:

Bylaw Discussion: Fiscal Year & Elections – should be held at end of June (Fiscal Year). Elections for current positions will be re-held in June to coincide with the Bylaws. Future Bylaw Amendments – workshop for cleaning up verbiage.

8:10pm Adjourn the Board of Directors

Next HOA and Board Meeting:

(First Tuesday)** Tuesday, January 5, 2021 – Annual Membership Meeting

6:30pm – Executive Session, 7:00pm – HOA and Board of Directors Meeting

Submitted by Jennifer Stanley, January 5, 2021.