

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 9, 2021**

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

Vacant Position, HOA Vice President

Lahanna Gwosdz, HOA Secretary – Absent

Denise Smith, HOA Treasurer - Present

Holly DeVerts, BOD Director - Present

Troy Barta, BOD Director – Present

Sarah Blaskey, BOD Director – Present

Don Beckham, BOD Director – Present

Allen Touchet, BOD Director - Present

Jennifer Stanley, Owner – Amity Community Management Group, LLC – Present

Guests:

(Sign In Sheet)

HOA Meeting:

New Business: N/A

Adjourned HOA Meeting 7:03pm.

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The Board of Directors Meeting was opened at 7:03pm by President, Edward Shelton

Establishment of Quorum:

Edward Shelton –President of Home Owners’ Association – Present
Holly DeVerts, BOD Director - Present
Allen Touchet, BOD Director – Present
Troy Barta, BOD Director – Present
Sarah Blaskey, BOD Director – Present
Don Beckham, BOD Director – Present

Jennifer Stanley, Owner – Amity Community Management Group, LLC – Present

Guests:

(Sign In Sheet)

Board Meeting Minutes: February 9, 2021

Motion: Don Beckham made a motion to waive the reading of the Minutes and approve the February 9, 2021 HOA & Board Meeting Minutes with a spelling correction.
Second: Sarah Blaskey seconds the motion.
Carried: The motion was carried.

Financials: February 2021

Discussion: The Board reviewed the February 2021 Financial Reports. Operating Account: \$100,634 Reserve Account: \$100,000 Reserve Savings; Capital Improvement \$59,459; Maint. & Repair Fund \$46,285 Swim Dock & Boat Ramp Project \$23,452; ACC Deposit Account \$1,200 Total: \$230,397 Collections Rate 2020-2021 Annual Maintenance Dues – 80.72%.

Treasurers Report (Attached):

Architectural Control Report – February 2021 - Submittals

New Construction 1

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Old Business:

Community Priority Projects:

Project List:

1. Jetty at Swim Area – Remove Rail – Troy Barta & Edward Shelton (May)
2. Swim Area New Stairs (2) – Sarah Blaskey – Bidding (\$3,000 The Boat Lift Co.)
3. Parking Sunset – Bollards Install – Discussion
4. Sunset Park – Light Strip Install, Security Light - Entergy
5. Community Center Updates – Tachus Residential Rates Offered – Don Beckham
 - a. \$100 Install; \$90 a Month each location - HOLD
6. Marquis – Landscape Improvements/Signage
7. Sports Park Improvements
 - a. Bus Stop
 - b. Lighting for Sports Court – Entergy Survey – Pricing Reviewed
 - i. Infrastructure Support Entergy
 1. Josey Park Driveway/Parking Lot \$6,500
 2. Josey Park Tennis/Basketball Court \$7,500
 - ii. Pole Pricing
 1. 1000W LED Flood Rate \$24.42/E
 2. 400W LED Flood Rate \$18.99/E
 3. 35ft. Wooden Pole Rate \$7.67/E
 - c. Resurfacing Courts
 - d. Windscreen – Lahanna Gwosdz – Bidding

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:

Finance Committee: Denise Smith, Don Beckham; Allen Touchet

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

Communications: Holly DeVerts

Community Center Committee: Holly DeVerts, Troy Barta

Marquis Maintenance: Lahanna Gwosdz

Mowing Committee: Holly DeVerts

Parks Committee:

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Duckling Park Committee: Troy Barta, Sarah, Blaskey, Edward Shelton
Josey Sports Park Committee: Lahanna Gwosdz, Troy Barta, Edward Shelton
Sunset Park/Boat Ramp Committee: Troy Barta, Sarah, Blaskey, Edward Shelton
Security Committee: Troy Barta, Chuck Ebert, Edward Shelton
Social Committee: Sarah Blaskey, Lahanna Gwosdz

Social:

2021 Calendar: **Need Volunteers (30 Days in advance of the Event)**

Easter Parade

Security Committee:

Discussion: Time clock broken – order from Sam’s. Ed Shelton gave the Security Report.
Options for patrolling coverage.

Motion: Sarah Blaskey made a motion to approve the replacement of the time clock for
Security Patrol.

Second: Allen Touchet seconds the motion.

Carried: The motion was carried.

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.

New Business:

Deed Restriction Enforcement – Courtesy Notices

8:21pm Adjourn the Board of Directors

Next HOA and Board of Directors Meeting:

Tuesday, April 13, 2021

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

Submitted by Jennifer Stanley, April 13, 2021.