

**COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC.**

**HOA & Board of Directors Meeting  
Minutes  
Lake Conroe Hills Community Center  
13621 Lake Breeze Lane  
Willis, TX 77318**

**October 12, 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)

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**HOA Meeting:**

**New Business: N/A**

**Adjourned HOA Meeting 7:06pm.**

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The Board of Directors Meeting was opened at 7:06pm 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)

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**HOA and Board of Directors Meeting Minutes: August 10, 2021 – HOA/BOD Meeting**

*Don Beckham moved to approve the Minutes from the August 10, 2021 HOA/Board of Directors Meetings and accept them with a spelling correction; second by Holly DeVerts, Passed unopposed.*

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**Financials: September 2021**

**Discussion:** The Board reviewed the September 2021 Financial Reports. Operating Account: \$178,297 Reserve Account: \$100,000 Reserve Savings; Capital Improvement \$63,169; Maint. & Repair Fund \$48,805 Swim Dock & Boat Ramp Project \$41,389; ACC Deposit Account \$900 Total: \$254,264 Collections Rate 2021-2022 Annual Maintenance Dues – 69.12%.

**Treasurers Report**

*Don Beckham moved to approve the Financials, second by Sarah Blaskey, Passed unopposed.*

**Architectural Control Report – September 2021 - Submittals**

New Construction	2
Improvements	2

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**Old Business:**

**Community Priority Projects:**

**Project List:**

1. Swim Area New Stairs (2) – **Installed – The Boat Lift Co.**
2. Sunset Park –**Light Strip Install, Security Light – Entergy, Regular Pressure Washing Schedule**
3. Community Center Updates – Tachus Residential Rates Offered – **Don Beckham**
  - a. **\$100 Install; \$90 a Month each location - HOLD**
4. Marquis
  - a. Landscape Improvements – **Lahanna Gwosdz**
    - i. Water Meter (1097/Moon Rd) – **Expenses – Tap Fees**
  - b. Signage – **Design Needed**
5. Sports Park Improvements – Project Specifications
  - a. Tennis Court Keys – Replace Damaged Lock/ 25 Keys separate from Boat Launch – Allen's Safe & Lock – Coordinate w/Scott Adams
  - b. Vehicle Tags – Order Additional
  - c. Bus Stop
  - d. 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**
  - e. Resurfacing Courts - Bids
  - f. Windscreen – Lahanna Gwosdz – Bid
6. Security Cameras – Common Areas/Entrances

**Capital Improvement Projects:**

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

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**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:**

**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, Edward Shelton

**Social Committee:** Edward Shelton, Breanna Hearn

**Social:** **Vendor Markets at Community Center** - Raising funds from events to fund Community Activities

**Market Night – Big success! Hosting again in October, Parking attendants for next events.**

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

**Garage Sales – Spring/Fall**

**Bylaw Discussion:** Future Bylaw Amendments – workshop for cleaning up verbiage.

**New Business:**

**Tennis Court Access:**

*Sarah Blaskey moved to leave the Tennis Courts unlocked for 3 months to better serve the community and re-visit the situation, second by Don Beckham, 2 In Favor, 3 Against. Motion not carried.*

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**Community Center Updates:**

*Troy Barta moved to spend up to \$1,600.00 to purchase and install a 75" TV for the Community Center upon review by the Finance Committee, second by Don Beckham, Passed unopposed.*

**Discussion:** Highspeed internet – Tachus.

**New HOA Legislation:**

The Board reviewed the New Laws Affecting Property Owners Association – 87<sup>th</sup> Texas Legislative Session (Effective 9/1/21). The Board will hold a Workshop to review the Draft Policies.

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**8:39pm Adjourned Board of Directors Meeting**

**Next HOA and Board of Directors Meeting:**

Tuesday, November 9, 2021

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

Submitted by Jennifer Stanley, November 9, 2021.