

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**

December 14, 2021

Held at Lake Conroe Hills Community Center

Community Impact Group – Meet and Greet for Event Volunteers

The HOA Meeting was opened at 7:00pm by Director, Allen Touchet

Establishment of Quorum:

Edward Shelton –President of Home Owners’ Association – Absent

Vacant Position, HOA Vice President

Lahanna Gwosdz, HOA Secretary – Present

Denise Smith, HOA Treasurer - Present

Holly Pickering, 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:

Deed Violations – Abandoned house – Violation have been processed. Concerns of stray cats in the neighborhood – Call County Animal Control.

Adjourned HOA Meeting 7:12pm.

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Establishment of Quorum:

Edward Shelton –President of Home Owners’ Association – Absent
Holly Pickering, 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)

HOA and Board of Directors Meeting Minutes: November 9, 2021 – HOA/BOD Meeting

Don Beckham moved to approve the Minutes from the November 9, 2021 HOA/Board of Directors Meetings; second by Sarah Blaskey, Passed unopposed.

Financials: November 2021

Discussion: The Board reviewed the November 2021 Financial Reports. Operating Account: \$178,500 Reserve Account: \$100,000 Reserve Savings; Capital Improvement \$63,169; Maint. & Repair Fund \$48,816 Swim Dock & Boat Ramp Project \$41,389; ACC Deposit Account \$900 Total: \$254,275 Collections Rate 2021-2022 Annual Maintenance Dues – 76.58%.

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Old Business:

Community Priority Projects:

Project List:

1. Sunset Park – **Light Strip Install, Security Light – Entergy, Regular Pressure Washing Schedule – Troy Barta**
2. Community Center Updates – Tachus Residential Rates Offered – **Don Beckham**
 - a. **\$100 Install; \$90 a Month each location - Tabled**
3. Marquis
 - a. Landscape Improvements – **Lahanna Gwosdz**
 - i. Water Meter (1097/Moon Rd) – **Expenses – Tap Fees**
 - b. Signage – **Tabled**
4. Sports Park Improvements – Project Specifications
 - a. Bus Stop – Lights/Electricity are a Prerequisite
 - b. Lighting for Sports Court – Entergy Survey – **Tabled**
 - 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 **\$13,480 Bid**
 - d. Windscreen **\$685.22 Bid**
5. Security Cameras – Common Areas/Entrances - Lights/Electricity are a Prerequisite

Capital Improvement Projects:

1. Swim Dock & Boat Ramp
 - a. Gazebo & Walkway – **Soliciting Bids**
 - b. Boat Ramp – Concrete Repair – **Soliciting Bids**

Committee Assignments & OPM:

Finance Committee: Denise Smith, Don Beckham; Allen Touchet

Architectural Control Committee: Bill Capps, Sue Capps, Deewana Harding, Shannon Felder

Communications: Holly Pickering

Community Center Committee: Holly Pickering, Troy Barta

Marquis Maintenance: Lahanna Gwosdz

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Mowing Committee: Holly Pickering

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

ACC

Security Committee:

Officer Patrol (2) - Rotational Hours 8-16 hours a month. Time clock installed.

Social Committee:

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

Market Night – Big success! Parking attendants for next events. Vendor Markets at Community Center - Raising funds from events to fund Community Activities. \$535.00 in Booth Fees December 9, 2021. Spring 2022 – February/March next Market Night. Square/Paypal Account & Email for Market Nights.

Breakfast With Santa – December 18, 2021 (9:00am-11:00am)

Volunteers Needed – Community Impact Group

Holiday Lighting Contest - \$150, \$100, \$50 (12/20/21 – Judging)

Community Center Updates:

Discussion: Installing internet for Security Cameras in the Common Areas - Tabled - Need attic cleaning work party. Storage shed for Association tools/events/equipment/supplies. Supplies/AC Filters change monthly. Women's restroom stall door – not closing.

New Business:

Proposed Agreement w/ LCH MUD:

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Discussion: 2-acre tract owned by MUD for future expansion. MUD/LCH proposed Agreement to exchange the pie shape Reserve, currently held by the HOA, for water service (6 locations \$1.00 per location) – must mitigate water waste. Draft Agreement from MUD for Board review (1 to 2 months).

New HOA Legislation:

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

8:17pm Adjourned Board of Directors Meeting

Next HOA Meeting:

- 1st Tuesday, January 4, 2022

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

Submitted by Jennifer Stanley, February 8, 2022