

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**

February 8, 2022

Held at Lake Conroe Hills Community Center

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 –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 - Absent**

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

Guests:

(Sign in Sheet)

HOA Meeting:

New Business: N/A

Adjourned HOA Meeting 7:07pm.

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The Board of Directors Meeting was opened at 7:10pm by President, Edward Shelton

Establishment of Quorum:

Edward Shelton –President of Home Owners’ Association – Present
Holly Pickering, BOD Director - Present
Allen Touchet, BOD Director – Absent
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: December 14, 2021 – HOA/BOD Meeting

Don Beckham moved to waive the reading of the Minutes from the December 14, 2021 HOA/Board of Directors Meetings; second by Sarah Blaskey, Passed unopposed

Don Beckham moved to approve the December 14, 2021 with corrections, second by Sarah Blaskey, Passed unopposed.

Financials: January 2022

Discussion: The Board reviewed the January Financial Reports. Operating Account: \$187,067; Social Committee Funds \$1,302; Reserve Account: \$100,000 Reserve Savings; Capital Improvement \$61,797; Maint. & Repair Fund \$48,827 Swim Dock & Boat Ramp Project \$41,389; ACC Deposit Account \$900 Total: \$252,913 Collections Rate 2021-2022 Annual Maintenance Dues – 79.05%.

Treasurers Report

Troy Barta moved to approve the January 2022 Financial Reports as presented, second by Holly Pickering, Passed unopposed.

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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**
 - b. **Locksmith – Repair Front Door/Change Locks/Make Keys -Troy Barta**
 - c. **Women’s Restroom Stall Repair – Troy Barta**
 - d. **Interior Painting – Bids – Sarah Blaskey**
 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**

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Committee Assignments & OPM:

Finance Committee: Denise Smith, Don Beckham; Allen Touchet

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

Communications: Holly Pickering

Community Center Committee: Holly Pickering, Troy Barta

Marquis Maintenance: Lahanna Gwosdz

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 – 1 New construction Approved, 2 Improvements

Security Committee:

Officer Patrol (2) - Rotational Hours 8-16 hours a month. Time clock installed. Discussion to include neighboring subdivision for possible participation in Patrol expense.

Social Committee:

2022 Calendar: Need Volunteers (30 Days in advance of the Event)

Easter Event April 16, 2022

July 4th July 2, 2022

Halloween Event October 22, 2022

Breakfast with Santa December 17, 2022

Market Night – Big success! Parking attendants for next events. Vendor Markets at Community Center - Raising funds from events to fund Community Activities. \$1,1144 in Social Committee for November/December. Spring 2022 – March next Market Night. Square/Paypal Account & Email for Market Nights.

Don Beckham moved to open a new separate Association sub-bank account for the Social Committee that will include access to square and credit cards for processing Market Night booth fees, second by Sarah Blaskey, Passed unopposed.

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Discussion: Email address for Market Nights link on website – Don Beckham will set up Startlogic. Breanna Hearn to set up Cleaning Service for the Friday morning after each Market Night – expensed from Social Committee funds. Interior cleaning, exterior grounds pick-up/washing off of hard surfaces.

Volunteers Needed – Community Impact Group

New Business:

Website Calendar

Discussion: List of meeting schedule/interactive calendar. Email address for Market Night.

Tennis Court Locks:

Discussion: Continued vandalism, removing locks so kids do not climb over fencing.

Sarah Blaskey moved to remove the Tennis Court locks on a month-to-month basis, second by Don Beckham, 3 For, 1 Against, passed.

Owner's Inquiry:

Discussion: Regarding owners allowing to have chickens.

Proposed Agreement w/ LCH MUD:

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.

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8:18pm Adjourned Board of Directors Meeting into Executive Session

Executive Session Adjourned

8: 30pm Reconvened Board of Director Meeting:

Vote

02-02-120 – Backup generator placement – Approved

1 Account to the Attorney for a 1st Letter - Collections and Deed Violations - Approved

A motion was brought forth to allow the Insurance Company of LCH to attempt to settle the current outstanding lawsuit. 3 in favor, 0 opposed.

8:50pm Adjourned Board of Directors Meeting.

Next HOA and Board of Directors Meeting:

- March 8, 2022

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

Submitted by Jennifer Stanley, March 8, 2022