

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**

March 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 - Present**

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

Guests:

(Sign in Sheet)

HOA Meeting:

New Business:

Discussion: Short Term Rentals – Concerns about needing regulations for these types of rentals.

Adjourned HOA Meeting 7:20pm.

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The Board of Directors Meeting was opened at 7:22 pm by Director, Edward Shelton

Establishment of Quorum:

Edward Shelton –President of Home Owners’ Association – Present
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: February 8, 2022 – HOA/BOD Meeting

*Don Beckham moved to waive the reading of the Minutes from the February 8, 2022
HOA/Board of Directors Meetings; second Sarah Blaskey, Passed unopposed*

*Don Beckham moved to approve the February 8, 2022 with corrections, second by Troy Barta,
Passed unopposed.*

Financials: February 2022

Discussion: The Board reviewed the February Financial Reports. Operating Account: \$190,758; 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: \$252,918 Collections Rate 2021-2022 Annual Maintenance Dues – 82.11%.

Treasurers Report

Troy Barta moved to approve the February 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 Bidding – Troy Barta**
2. Community Center Updates – Tachus Residential Rates Offered – **Don Beckham**
 - a. **\$100 Install; \$90 a Month each location – Tabled**
 - b. **Women’s Restroom Stall Repair – Troy Barta**
 - c. **Interior Painting – Bids – Sarah Blaskey**
3. Marquis
 - a. Landscape Improvements – **Lahanna Gwosdz**
 - 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 (Need 3 Bids for items over \$50,000 per State Laws)**
 - 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

Sunset Park:

Discussion: Lighting out at Park – safety/security issue (request to install light down by bulkhead – right side). Bids for repairing/redesigning boat dock/gazebo – 2 Bids received.

ACC:

Improvements 3 New Construction 1

Architectural Control Builders Package Updates -Workshop for Amendments

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.

Community Center:

Discussion: Troy Barta reviewed 3 bids for the interior painting – Submitted to Finance Committee for review and voting at the April meeting.

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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 Dates:

March 10, April 7 or 14, May 12, June 16, July 14, August 11, September 15, October 13, November 17, December 15

Market Night – Big success! Parking attendants for next events. Vendor Markets at Community Center - Raising funds from events to fund Community Activities. Square/Paypal Account & Email for Market Nights.

Discussion: Separate Bank Account established, email address for Market Nights link on website – Don Beckham set up. 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:

Tennis Court Locks:

Discussion: Continued vandalism, removing locks so kids do not climb over fencing. *Tennis Court locks removed reviewing on a month-to-month basis.* Request from tennis players to have the courts locked, would have liked to been included in the discussion.

Holly Pickering moved to relock the Tennis Courts, second by Sarah Blaskey, 3 in Favor, 2 Abstains, Passed.

Proposed Agreement w/ LCH MUD:

Discussion: MUD/LCH proposed Agreement to exchange the Association held pie shape Reserve (left by Developer - Lake Conroe Hills) for water service (6 locations \$1.00 per

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location) – must mitigate water waste. Draft Agreement from MUD for Board review – negotiating – MUD Meeting – March 15, 2022

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.

8:20pm Adjourned Board of Directors Meeting

Next HOA and Board of Directors Meeting:

- April 12, 2022

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

Submitted by Jennifer Stanley, April 12, 2022