

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**

May 10, 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: Complaints concerning a short-term rental on Shoreline – Noise.

Social Committee – Updates on Market Night and upcoming July 2, 2022 Community Event.
Community Garage Sale June 4th, 2022. 8am-3pm Community Center (**Individual Residents & Community Center**)

Nominating Committee – Appointed by President

Holly Pickering, Sue Capps, Bills Capps

Adjourned HOA Meeting 7:33pm.

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The Board of Directors Meeting was opened at 7:35pm by President, 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

HOA and Board of Directors Meeting Minutes: April 12, 2022 – HOA/BOD Meeting

*Don Beckham moved to waive the reading of the Minutes from the April 12, 2022
HOA/Board of Directors Meetings, second Troy Barta, Passed unopposed*

*Don Beckham moved to approve the April 12, 2022 HOA/Board of Directors Meetings, second
by Troy Barta, Passed unopposed.*

Financials: April 2022

Discussion: The Board reviewed the April Financial Reports. Operating Account: \$174,344;
Social Committee Funds \$2,447; Reserve Account: \$100,000 Reserve Savings; Capital
Improvement \$61,797; Maint. & Repair Fund \$48,842 Swim Dock & Boat Ramp Project
\$41,389; ACC Deposit Account \$900 Total: \$252,929 Social Committee Fund \$2,447
Collections Rate 2021-2022 Annual Maintenance Dues –83.68%.

*Allen Touchet moved to approve the April 2022 Financial Reports as presented, second by
Don Beckham, 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**
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

Garden Committee – Sue Capps

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. Shannon Felder has offered to help obtain quotes. Parking Signs – limit parking at Parks to 4 hrs./no overnight parking at Boat Ramp parking.

Community Center Painting:

Discussion: Completed

ACC:

Improvements 1 New Construction 0

Architectural Control Builders Package Updates:

Discussion: Proposed amendments to the Building Package

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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.

Discussion: Having Security Officer text Committee when in the neighborhood – provide reports. Later Hours in Summer months – more coverage.

Social Committee:

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

Community Garage Sale June 4th, 2022. 8am-3pm Community Center (Individual Residents & Community Center)

July 4th	July 2, 2022
Halloween Event	October 22, 2022
Breakfast with Santa	December 17, 2022

Market Night Dates:

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.

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.

T-Shirts for Volunteers – Market Night

Volunteers Needed – Community Impact Group

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New Business:

Community Grills at Parks:

Discussion: Adding 2 Grills at Sunset Park, 2 at Josey Park, 1 at Duckling.

Don Beckham moved to purchase 5 Community Park grills and mounting, second by Troy Barta, passed unopposed.

Proposed Agreement w/ LCH MUD:

Discussion: Draft Agreement from MUD for Board review – negotiating – MUD Meeting – Don Beckham exchanging Reserve A with the MUD/LCH for water service (6 locations \$1.00 per location).

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.

Elections: 4 HOA Officer Positions, 2 Board of Director Positions

May 10, 2022 Nominating Committee
June 14, 2022 Elections Meeting

8:23pm Adjourned Board of Directors Meeting

Next HOA and Board of Directors Meeting:

- June 14, 2022 Elections Meeting

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

Submitted by Jennifer Stanley, May 10, 2022