

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**

June 14, 2022

Held at Lake Conroe Hills Community Center

The HOA Meeting was opened at 7:03pm 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 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:

Nominating Committee – Appointed by President

Holly Pickering, Sue Capps, Bills Capps

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

Nominations from the Floor:

Chester Holden – Vice President

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Candidate Nominations:

HOA President: Edward Shelton
HOA Vice President: Chester Holden
HOA Secretary: Lahanna Gwosdz
HOA Treasurer: Denise Smith

BOD Member 1: Don Beckham
BOD Member 2: Sarah Blaskey

The uncontested Candidate List was voted in by acclamation.

Open Forum:

Lazy Lane – Road Easement Lot – Adjoining Lot Owners issues with drainage/Lot over growth/Tree trimming & other drainage issues in the Community Chester Holden will head up project. HOA will have trees cleared on Road Easement Lot.

Financials: May 2022

Discussion: May Financial Reports. Operating Account: \$167,757; Social Committee Funds \$2,447; Reserve Account: \$100,000 Reserve Savings; Capital Improvement \$61,797; Maint. & Repair Fund \$48,848 Swim Dock & Boat Ramp Project \$41,389; ACC Deposit Account \$900 Total: \$252,934 Collections Rate 2021-2022 Annual Maintenance Dues –83.68%.

The Membership reviewed the 2022-2023 Budget, Fiscal Year 7/1/2022-6/30-2023. Approve at the July 12, 2022 Board Meeting.

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

Garden Committee – Sue Capps

Marquis Maintenance: Lahanna Gwosdz

Mowing Committee: Holly Pickering

Parks Committee:

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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. 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, Window Broken – Bids to replace.

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) Zoom Monthly Meetings for Planning (1st Thursday).

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

Market Night Dates:

June 16, July 14, August 11, September 15, October 13, November 17, December 15

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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. (3) Fire Filing Cabinets – Selling/Auction at Market Night June 16 - \$50.00 Minimum.

Common Areas:

Discussion: Adding 2 Grills at Sunset Park, 2 at Josey Park, 1 at Duckling. – Delivered. Develop - Inventory for common areas. Community Center – checking after rentals- Holly Pickering.

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).

8:15pm Adjourned Board of Directors Meeting

Next HOA and Board of Directors Meeting:

- July 12, 2022

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

Submitted by Jennifer Stanley, July 12, 2022