

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**

September 13, 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
Chester Holden, HOA Vice President - Present
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:

Board of Director Vacancy – Troy Barta resignation.

Open Forum: N/A

Adjourned HOA Meeting 7:02pm.

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The Board of Directors Meeting was opened at 7:03 pm 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: July 12, 2022 – HOA/BOD Meeting

Don Beckham moved to waive the reading of the minutes and approve the July 12, 2022 HOA/Board of Directors Meetings as presented, second by Troy Barta, Passed unopposed.

Financials: August 2022

Discussion: August Financial Reports. Operating Account: \$152,404; Social Committee Funds \$2,447; Reserve Account: \$100,000 Reserve Savings; Capital Improvement \$61,797; Maint. & Repair Fund \$48,866 Swim Dock & Boat Ramp Project \$168,736; ACC Deposit Account \$900 Total: \$380,299 Collections Rate 2022-2023 Annual Maintenance Dues –67.67 %

The 2021-2022 Year End Financials and 2022-2023 Budget were reviewed.

Don Beckham moved to approve the 2022-2023 Budget, second by Holly Pickering, Passed unopposed.

Don Beckham moved to approve accept the Financial Report as presented, second by Holly Pickering, Passed unopposed.

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Community Priority Projects:

Project List:

1. Sunset Park –**Light Strip Install, Security Light**
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. Boat Dock - Lake Conroe Marine Construction LLC – Finalizing specifications/pricing/scheduling.

Committee Assignments & OPM:

Committee Appointments: (Work under the Direction of the Board)

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

ACC Board Member Liaison: Don Beckham

Communications: Holly Pickering

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Community Center Committee: Holly Pickering

Drainage Committee: Edward Shelton, Chester Holden

Finance Committee: Denise Smith, Allen Touchet, Don Beckham

Gardening Club: Edward Shelton, Chester Holden, Sue Capps

Marquis Maintenance: Lahanna Gwosdz

Mowing Committee: Holly Pickering

Parks Committee:

Sunset Park/Boat Ramp Committee: Sarah Blaskey, Edward Shelton, Chester Holden

Duckling Park Committee: Sarah Blaskey, Edward Shelton, Chester Holden

Josey Sports Park Committee: Lahanna Gwosdz, Edward Shelton, Chester Holden

Security Committee: Edward Shelton

Social Committee: Edward Shelton

Community Center:

Discussion: Blinds – need custom cut for other windows (4 or 5). Security Lights outside – Don Beckham & Troy Barta.

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.

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Social Committee:

2022 Calendar: **Need Volunteers (30 Days in advance of the Event) Zoom Monthly Meetings for Planning (1st Thursday).**

**Halloween Event October 22, 2022
Breakfast with Santa December 17, 2022**

Market Night Dates:

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: Committee Zoom meetings/Committees for each Event/Volunteer signs/Newsletters/Website presence/Advertising page. Halloween Event Budget of \$1,000 includes prize money for Contests etc. should not include PayPal fees/gas etc.

Marquis Maintenance: – Water Hook Up 3 New:

Discussion: Lake Conroe Hills/Moon Road Monuments, Josey Park – Lahanna Gwosdz.

Josey Park:

Discussion: Adding coal buckets to the grills for clean out (4). Adding cement picnic tables to Josey Park.

8:45pm Adjourned Board of Directors Meeting

Next HOA and Board of Directors Meeting:

- October 11, 2022

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

Submitted by Jennifer Stanley, October 11, 2022