

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
December 13, 2022**

Held at Lake Conroe Hills Community Center

No HOA Meeting

Limited BOD Meeting was opened at 7:00pm 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
Sarah Blaskey, BOD Director – Present
Don Beckham, BOD Director – Present
BOD Director – VACANT

HOA and Board of Directors Meeting Minutes: September 13, 2022 – HOA/BOD Meeting

Don Beckham moved to waive the reading of the minutes and approve the September 13, 2022 HOA/Board of Directors Meetings as presented, second by Holly Pickering, Passed unopposed.

Financials: November 2022

Discussion: November Financial Reports. Operating Account: \$157,628; Social Committee Funds \$2,447; Reserve Account: \$100,000 Reserve Savings; Capital Improvement \$61,797; Maint. & Repair Fund \$48,890 Swim Dock & Boat Ramp Project \$168,736; ACC Deposit Account \$900 Total: \$380,323 Collections Rate 2022-2023 Annual Maintenance Dues –76.17 %

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

Capital Improvement Projects:

1. Swim Dock & Boat Ramp
 - a. Boat Dock - Lake Conroe Marine Construction LLC – Finalizing specifications/pricing/scheduling.

Discussion: Edward Shelton signed the final contract with Lake Conroe Marine Construction, LLC for \$200,547.00. 15% add up approved.

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Lighting – Sunset Park:

Discussion: Adding lighting to Sunset Park solar vs. electric.

Vandalism/Graffiti:

Discussion: Clean up of Common Areas & Hayes Utility property.

7:49pm Adjourned Board of Directors Meeting

Next HOA and Board of Directors Meeting:

- January 3, 2023 – HOA Meeting per Bylaws 1st Tuesday

7:00pm – HOA Meeting

Submitted by Jennifer Stanley, January 3, 2023