

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC.

**HOA Meeting
Minutes
Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
February 21, 2023**

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 - Absent
Lahanna Gwosdz, HOA Secretary – Present
Denise Smith, HOA Treasurer – Present

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

Guests:

(Sign in Sheet)

HOA Meeting:

New Business: N/A

7:03pm Adjourned HOA Meeting

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The Board of Directors Meeting was opened at 7:05 pm by President, Edward Shelton.

Establishment of Quorum:

Edward Shelton –President of Home Owners’ Association – Present
Holly Pickering, BOD Director – Absent
Allen Touchet, BOD Director – Present
BOD Director – VACANT
Sarah Blaskey, BOD Director – Present
Don Beckham, BOD Director – Present

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

HOA Meeting Minutes: January 3, 2023 – HOA Meeting

Don Beckham moved to waive the reading of the minutes and approve the January 3, 2023 HOA Meeting Minutes as presented, second by Sarah Blaskey, Passed unopposed.

Financials: January 2023

Discussion: January 2023 Financial Reports. Operating Account: \$155,543; Social Committee Funds \$4,520; Reserve Account: \$100,000 Reserve Savings; Capital Improvement \$61,797; Maint. & Repair Fund \$48,906 Swim Dock & Boat Ramp Project \$168,736; ACC Deposit Account \$900 Total: \$380,339 Collections Rate 2022-2023 Annual Maintenance Dues –79.69 %

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

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**
3. Marquis
 - a. Landscape Improvements – **Lahanna Gwosdz**
 - b. Signage – **Tabled**
 - c. Sports Park Improvements – Project Specification

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- d. Bus Stop – Lights/Electricity are a Prerequisite
- e. 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**
- f. Resurfacing Courts **\$13,480 Bid**
- g. Windscreen **\$685.22 Bid**
- 4. Security Cameras – Common Areas/Entrances - Lights/Electricity are a Prerequisite
 - a. Frontier Communications - \$30 a month per location + equipment.

Capital Improvement Projects:

- 1. Swim Dock & Boat Ramp
 - a. Boat Dock - Lake Conroe Marine Construction LLC
 - i. Schedule – End of March 2023 (6-8 weeks to completion)
 - ii. Phase I – Remove/Replace Walkway to allow access of 1 side of Boat Ramp
 - iii. Phase II – Remove/Replace Swim Dock

Committee Assignments & OPM:

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

Finance Committee: Denise Smith, Allen Touchet, Don Beckham

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

ACC Board Member Liaison: Don Beckham

Communications: Holly Pickering

Community Center Committee: Holly Pickering

Drainage Committee: Edward Shelton, Chester Holden

Gardening Club: Edward Shelton, Chester Holden, Sue Capps

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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

Discussion: Bids to install irrigation/hose bids (3 location) 2 Entrances/Sports Park. MUD Board will need to upgrade the Lift Station at Sunset Park.

Security Committee: Edward Shelton

Social Committee: Edward Shelton

Security Committee:

Officer Patrol (2) - Rotational Hours 8-16 hours a month.

Discussion: Evaluating effectiveness of current patrol team and alternative options.

New Business:

Appointment of Vacant Board of Director Position:

Don Beckham moved to appoint Lahanna Gwosdz to fill Troy Barta's unexpired Board of Director term, second by Sarah Blaskey, Passed unopposed.

Lahanna Gwosdz was sworn into the Board of Directors.

Attorney Engagement:

Discussion: The Association's current legal council has resigned due to their internal staffing issues. The Board reviewed rate sheets provided by 3 Legal Firms.

Don Beckham moved to engage with RMWBH (Roberts, Markel, Weinberg, Butler, Hailey) as the Association's Attorney of Record, second by Sarah Blaskey, Passed unopposed.

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Precinct 1 Commissioner Walker Meeting:

Discussion: Commissioner Robert Walker Precinct 1 is interested in meeting with HOA's and POA's in Precinct 1 – offer 3/14/23 7:00pm-7:20pm.

New HOA Legislation:

Adopt New HOA Policies – Per State 9/1/2021 – Legal opinion from new counsel on State requirement to file new policies.

Policy Regarding Service On The Architectural Control Committee
Guidelines For Installation of Swimming Pool Enclosures
Guidelines For Installation And Use Of Certain Residence Security Measures
Guidelines For Display OF Certain Religious Items
Guidelines For Residential Leases And Rental Agreements
Guidelines Regarding Golf Courts
Policy Regarding Deed Restriction Violation Hearings
Guidelines For Bid Solicitation And Review Process

8:24pm Adjourned Board of Directors Meeting

Next HOA and Board of Directors Meeting:

- March 14, 2023

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

Submitted by Jennifer Stanley, March 14, 2023