

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC.

**HOA Meeting
Minutes
Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
May 9, 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
Vacant, HOA Vice President
Vacant, HOA Secretary
Denise Smith, HOA Treasurer – Present**

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

Guests:

(Sign in Sheet)

HOA Meeting:

New Business:

Nominating Committee (Troy Barta, Sue Capps, Chuck Ebert) for June 13, 2023 Annual Membership Meeting & Elections

Committee Report:

Nominations: The Committee did not receive any nominations for the HOA Officer Positions.

Nominations from the Floor:

HOA Officer Positions:

President: Edward Shelton – Nominated by Don Beckham
VP: Dan Morris – Nominated by Sarah Blaskey
Treasurer: Denise Smith – Nominated by Sarah Blaskey
Secretary: Vacant

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Board of Director Positions:

Ron Pickering – Nominated by Troy Barta

Resignation – Holly Pickering

Appointment of Ron Pickering to fill Holly Pickering's unexpired Board of Director Term.

Edward Shelton moved to appoint Ron Pickering to the Board of Directors, second by Don Beckham, Passed unopposed.

Swearing In by Don Beckham.

Duckling Park – Storing of Vehicles:

Send letter to owner leaving vehicles at Duckling Park.

Adjournment of HOA Meeting 7:23pm

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Establishment of Quorum:

Edward Shelton –President of Home Owners’ Association – Present
Ron Pickering, BOD Director – Present
Allen Touchet, BOD Director – Absent
Sarah Blaskey, BOD Director – Present
Don Beckham, BOD Director – Present
Lahanna Gwosdz, BOD Director - Present

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

HOA/BOD Meeting Minutes: April 11, 2023

Sarah Blaskey moved to approve the HOA/BOD Meeting Minutes of April 11, 2023 as presented, second by Ron Pickering, Passed unopposed.

Financials: April 2023

Discussion: April 2023 Financial Reports. Operating Account: \$126,219; Social Committee Funds \$4,520; Reserve Account: \$100,000 Reserve Savings; Capital Improvement \$61,797; Maint. & Repair Fund \$48,926 Swim Dock & Boat Ramp Project \$73,037; ACC Deposit Account \$900 Total: \$415,404 Collections Rate 2022-2023 Annual Maintenance Dues –82.38 %

Sarah Blaskey moved to approve the Financial Report as presented, second by Ron Pickering, 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**

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3. Marquis

- a. Landscape Improvements – Lahanna Gwosdz**
- b. Irrigation Installation Bids**
- c. Signage – Tabled**
- d. Sports Park Improvements – Project Specification**
- e. Bus Stop – Lights/Electricity are a Prerequisite**
- f. 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**
- g. Resurfacing Courts \$13,480 Bid**
- h. 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 – May 1, 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**

Discussion: Limiting Boat Ramp and Swim Area access during repair project. Signs will be posted to for construction area. One side of Boat Ramp to remain open for use.

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

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Communications:

Community Center Committee: Ron Pickering

Discussion: Community Center Cleaning Bids reviewed.

Sarah Blaskey moved to accept Koalified Cleaners bid for Community Center cleaning, Don Beckham seconds the motion, Passed unopposed.

Gardening Club: Edward Shelton, Sue Capps

Marquis Maintenance: Lahanna Gwosdz

Mowing Committee: Ron Pickering

Parks Committee:

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

Duckling Park Committee: Sarah Blaskey, Edward Shelton

Josey Sports Park Committee: Lahanna Gwosdz, Edward Shelton

Discussion: Bids to install irrigation (3 locations) 2 Entrances/Community Center Sign. 1 Bid received, 2 pending.

Security Committee: Edward Shelton

Social Committee: Edward Shelton

Discussion: Need for volunteers – Suspend Community Events until Volunteers can be found.
Options: Hire Event Coordinator

Security Committee:

Officer Patrol (2) - Rotational Hours 8-16 hours a month (\$18,000 per year).

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

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8:27pm Adjourned Board of Directors Meeting

Next Meeting – Annual Membership Meeting 7:00pm

- June 13, 2023

Submitted by Jennifer Stanley, Amity Community Management Group, LLC
June 13, 2023

Approved