

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC.

**HOA Meeting
Minutes
Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
June 13, 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:

Election of Nominees

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

Board of Director Position:

Director: Ron Pickering – Nominated by Troy Barta

Don Beckham moved to elect the Nominees for both the HOA Officer positions and the Board of Director position by acclamation, second by Alan Touchet, Passed unopposed.

Swearing In by Sarah Blaskey.

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2023-2024 Budget – July 11, 2023 – Presentation by Finance Committee

Set 2023-2024 Annual Dues – July 1, 2023 – June 30, 2024

Denise Smith moved to not increase the 2023-2024 Annual Dues and set them at \$237.16 per Lot, second by Ron Pickering, Passed unopposed.

Finance Committee Report:

May 2023 Operating Account \$127,652; Reserve Fund: Reserve Savings \$100,000; Capital Improvement Fund \$61,797; Maint. & Repair Fund \$48,935; Swim Dock & Boat Ramp Project \$73,037; ACC Building Deposits \$900.00; Total \$284,669; 2022-2023 Annual Dues Collections 83.47%

Swim Dock & Boat Ramp Area:

Committee Report – Sarah Blaskey

Updates – Bulkhead/Swim Dock Area approximately 1/3 completed, estimated 30 days to completion. Contractor meeting & walkthrough for construction notes, construction site fencing.

Walkthrough: Sarah Blaskey, Don Beckham, Dan Morris

- Contractor to replace walkway down to the pilings.
 - Method of attachment for deck boards to substructure (clips vs. screws).

Adjournment of HOA Meeting 7:43pm

Next Meeting –7:00pm

- July 11, 2023

Submitted by Jennifer Stanley, July 11, 2023