

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC.

**HOA Meeting
Minutes
Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
July 11, 2023**

Held at Lake Conroe Hills Community Center

The HOA Meeting was opened at 7:00pm by Vice President, Dan Morris.

Establishment of Quorum:

**Edward Shelton –President of Home Owners’ Association – Absent
Dan Morris, HOA Vice President - Present
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:

Sunset Park – Trespassing after Hours – Reported to Security Patrol

Boat Ramp Key Exchange – Schedule when Boat Dock/Park repairs are completed - October and Annual Dues have been paid.

Updates – Bulkhead/Swim Dock Area approximately 1/3 completed, estimated 30 days to completion. Walkthrough: Sarah Blaskey, Don Beckham, Dan Morris

Adjournment of HOA Meeting 7:15pm

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The Board of Directors Meeting was opened at 7:15pm by Vice President, Dan Morris.

Establishment of Quorum:

Edward Shelton –President of Home Owners’ Association – Absent

Ron Pickering, BOD Director – Present

Allen Touchet, BOD Director – Present

Sarah Blaskey, BOD Director – Absent

Don Beckham, BOD Director – Present

Lahanna Gwosdz, BOD Director - Present

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

HOA Meeting Minutes: June 13, 2023

Lahanna Gwosdz moved to waive the reading of the minutes and approve the June 13, 2023 HOA Meeting Minutes as presented, second by Allen Touchet, Passed unopposed.

Financials: June 2023/Fiscal Year End

Discussion: June 2023 Financial Reports. Operating Account: \$81,960; Social Committee Funds \$4,521; Reserve Account: \$100,000 Reserve Savings; Capital Improvement \$61,797; Maint. & Repair Fund \$48,941 Swim Dock & Boat Ramp Project \$73,037; ACC Deposit Account \$900 Total: \$284,675 Collections Rate 2022-2023 Annual Maintenance Dues –83.84%

Year End Review – Allen Touchet – Attachment

2023-2024 Annual Budget Review

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

Don Beckham moved to approve the 2023-2024 Annual Budget as presented, second by Ron Pickering, Passed unopposed.

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Community Priority Projects:

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
2. Marquis
 - a. Landscape Improvements
 - i. Bids to install irrigation (3 locations) 2 Monuments at Front Entrance/1 Monument at Moon Rd– Bid Specs
3. Sports Park Improvements
 - a. Lighting for Sports Court - Tabled
 - b. Resurfacing Courts \$13,480 Bid
 - c. Windscreen \$685.22 Bid
4. Security Cameras – Common Areas/Entrances - Lights/Electricity are a Prerequisite
 - a. Frontier Communications - \$30 a month per location + equipment.

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

Report – 9 Improvements Approved

ACC Board Member Liaison: Don Beckham

Community Center Committee: Ron Pickering

Working on damaged control valve – Exterior. 1 Exterior Fan needs replacing (damp rated), blades replaced on all. Interior Fans 2 need replacing. Steam cleaning floor – after summer. Working on shelving for storage cabinet.

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Drainage Committee: Edward Shelton

Gardening Club: Edward Shelton, Sue Capps

Marquis Maintenance: Lahanna Gwosdz

Mowing Committee: Ron Pickering - 4 Lots mowed for June

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

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.

Old Business:

Sports Park – Graffiti was painted over at Tennis Court.

New Business: N/A

7:57pm Adjourned Board of Directors Meeting

Next HOA and Board of Directors Meeting:

- August 8, 2023

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

Submitted by Jennifer Stanley, August 8, 2023