

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC.

**HOA/Board Meeting
Minutes
Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
October 10, 2023**

Held at Lake Conroe Hills Community Center

The HOA Meeting was opened at 7:01pm 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:

Stop Signs – Robert Walker, Commissioner Pct. 1

Discussion: Lake Conroe Hills/Howard Circle – Stop Sign needs to be concreted. Stop Sign at Moon Rd./Lake Conroe Hills – Missing.

Boat Dock Completed:

Discussion: Dock repairs look great. Buoys – 2 at Park – identify and reinstall – Lake Conroe Marine Construction. Bids for electrical work needed at dock. Cable height at Gazebo – install additional rows. Cleats – new ones installed not collapsible.

Architectural Control Committee:

Discussion: Questions about the size of detached garages being approved by the ACC – within the Deed Restrictions.

Adjournment of HOA Meeting 7:24pm

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The Board of Directors Meeting was opened at 7:24pm 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 – 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 Meeting Minutes: August 8, 2023

Ron Pickering moved to waive the reading of the minutes and approve the August 8, 2023 HOA/Board Meeting Minutes as presented, second by Don Beckham, Passed unopposed.

Financials: September 2023

Discussion: September 2023 Financial Reports. Operating Account: \$215,622; Social Committee Funds \$4,521; Reserve Account: \$100,000 Reserve Savings; Capital Improvement \$46,648; Maint. & Repair Fund \$48,955; ACC Deposit Account \$900 Total: \$416,649.

Don Beckham moved to approve the Financial Reports as presented, second by Ron Pickering, Passed unopposed.

Community Priority Projects:

Capital Improvement Projects:

1. Swim Dock & Boat Ramp
 - a. Boat Dock - Lake Conroe Marine Construction LLC
2. Marquis
 - a. Landscape Improvements
 - i. Bids to install irrigation (3 locations) 2 Monuments at Front Entrance/1 Monument at Moon Rd– Bid Specs
 - b. Digital
3. Sports Park Improvements
 - a. Lighting for Sports Court - Tabled

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- 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 – 1 New Construction

ACC Board Member Liaison: Don Beckham

Community Center Committee: Ron Pickering

Exterior Fan needs replacing (damp rated), blades replaced on all. Interior Fans 2 need replacing. Steam cleaning floor – bids. Working on shelving for storage cabinet. Replace A/C Filters monthly.

Drainage Committee: Edward Shelton

Gardening Club: Edward Shelton, Sue Capps

Marquis Maintenance: Lahanna Gwosdz

Mowing Committee: Ron Pickering – 4 Lots mowed, 2 Vacant Homes need to be mowed, additional Lots – monitor owners have not mowed.

Parks Committee:

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

Don Beckham motioned to have Lake Conroe Marine Construction identify and reinstall the 2 loose buoys at the Boat Ramp and order an additional buoy if one of them cannot be located, second by Sarah Blaskey, Passed unopposed.

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Duckling Park Committee: Sarah Blaskey, Edward Shelton
Josey Sports Park Committee: Lahanna Gwosdz, Edward Shelton

Security Committee: Edward Shelton

Social Committee: Edward Shelton

Halloween Decoration Contest: Judging October 31st

1st Place \$100
2nd Place \$75
3rd Place \$50

Don Beckham moved to approve the amounts for the Halloween Decorating Contest winners (\$100 1st, \$75 2nd \$50 3rd Place), second by Sarah Blaskey, Passed unopposed.

Discussion: Need Volunteers for Events. Price Event Coordinator Company (4) Events per Year.

Security Committee: Edward Shelton

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

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

Old Business:

New Business:

Irrigation Installation:

Discussion: Bids received for installing Irrigation at the Lake Conroe Hills and Moon Rd. Entrances. Table. Frazier Lawn Svc. – Don Beckham will contact regarding irrigation leak at Sunset Park and contractors regarding clarifications on specs.

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Executive Session Vote:

Don Beckham moved to approved the payment plans and late fee waivers discussed in the Executive Session, second by Sarah Blaskey, Passed unopposed.

8:12pm Adjourned Board of Directors Meeting

Next HOA Meeting – Boat Ramp Key Exchange:

- November 14, 2023
- 7:00pm

Submitted by Jennifer Stanley, November 14, 2023

Approved