

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC.

**HOA/Board Meeting
Minutes
Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
August 8, 2023**

Held at Lake Conroe Hills Community Center

The HOA Meeting was opened at 7:01pm by President, Edward Shelton.

Establishment of Quorum:

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

Josey Park – Question regarding plans to resurface the Tennis Court.

Discussion: Finance Committee working on a 5 Year Plan for Capital Maintenance & Improvements.

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 days to completion. Walkthrough: Sarah Blaskey, Don Beckham, Dan Morris

Adjournment of HOA Meeting 7:05pm

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The Board of Directors Meeting was opened at 7:06pm by President, Edward Shelton.

Establishment of Quorum:

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

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

HOA Meeting Minutes: July 11, 2023

Ron Pickering moved to waive the reading of the minutes and approve the July 11, 2023 HOA/Board Meeting Minutes as presented, second by Don Beckham, Passed unopposed.

Financials: July 2023/Fiscal Year End

Discussion: July 2023 Financial Reports. Operating Account: \$173,268; Social Committee Funds \$4,521; Reserve Account: \$100,000 Reserve Savings; Capital Improvement \$61,797; Maint. & Repair Fund \$48,947 Swim Dock & Boat Ramp Project \$8,850; ACC Deposit Account \$900 Total: \$398,284.

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

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- 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
 - 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 – 5 New Construction - Approved
3 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.

Drainage Committee: Edward Shelton

Gardening Club: Edward Shelton, Sue Capps

Marquis Maintenance: Lahanna Gwosdz

Mowing Committee: Ron Pickering - 6 Lots mowed for July, 1 Home Force Mowed

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Parks Committee:

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

Discussion: Schedule Final Walkthrough: Ladders/Docking Cleats need to be installed.

Duckling Park Committee: Sarah Blaskey, Edward Shelton

Josey Sports Park Committee: Lahanna Gwosdz, Edward Shelton

Security Committee: Edward Shelton

Social Committee: Edward Shelton

Discussion: Successful July 4th! 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: N/A

7:55pm Adjourned Board of Directors Meeting

Next HOA and Board of Directors Meeting:

- September 12, 2023

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

Submitted by Jennifer Stanley, September 12, 2023