

**COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC.**

**HOA/Board Meeting  
Minutes  
Lake Conroe Hills Community Center  
13621 Lake Breeze Lane  
Willis, TX 77318  
March 12, 2024**

**Held at Lake Conroe Hills Community Center**

The HOA Meeting was opened at 7:03pm by VP, 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)

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**HOA Meeting:**

**Discussion:** Any new information on Short Term Rentals from the State of Texas – Have Attorney response prepared.

**Adjournment of HOA Meeting 7:09pm**

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March 12, 2024**

The Board of Directors Meeting was opened at 7:10pm by VP, Dan Morris.

**Establishment of Quorum:**

**Edward Shelton –President of Home Owners’ Association – Absent**

**Ron Pickering, BOD Director – Absent**

**Allen Touchet, BOD Director – Present**

**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: December 12, 2023**

*Allen Touchet moved to waive the reading of the December 12, 2023 HOA/BOD Meeting Minutes and accept them with corrections added by Don Beckham, Second by Sarah Blaskey. Passed unopposed.*

**Discussion:** Draft January 2, 2024 HOA Annual Meeting Minutes – held to satisfy the Bylaws.

**Financials: February 2024**

**Discussion:** February 2024 Financial Reports. Operating Account: \$190,996; Social Committee Funds \$4,522; Reserve Account: \$100,000 CD 13 Month at 4.25%; Capital Improvement \$70,648; Maint. & Repair Fund \$64,977; ACC Deposit Account \$900 Total: \$432,044.

**Discussion:** Treasurer’s report reviewed by Allen Touchet.

*Don Beckham moved to approve the Financial Reports as presented, Second by Sarah Blaskey. Passed unopposed.*

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**Olde Business:**

**Boat Ramp** – Sarah Blaskey

**Discussion:** Signage needs to be re-installed, 1 Ladder to be ordered, Bouy to be reinstalled.

**Architectural Control Committee:**

New Construction Applications: 3  
Improvement Application: 5

**Requests for Payment Plans arrangements and waiver of Late Fee – hardship cases.**

*Don Beckham moved to approve the 3 Payment Plans and 3 concessions on Late Fees for hardship cases, Second by Lahanna Gwosdz. Passed unopposed.*

**Signage:** – Sarah Blaskey

**Discussion:** Adding [lakeconroehills.com](http://lakeconroehills.com) to the Deed Restriction Enforced signs at the front and back entrances.

**Social Committee:** - Sarah Blaskey

**Discussion:** Handing out of Community Event Flyers – Volunteers.

**Event Schedule:**

Easter Event – 3/30/2024  
Community Garage Sale – 4/6/24  
July 4<sup>th</sup> Parade – 7/4/24  
Halloween Party – 10/26/24  
Santa & Cookies – 12/7/24

**Marquis Maintenance:**

**Discussion:** Checking fixtures for repairs. Irrigation schedule - Frazier Lawn Svc, to install irrigation system at back entrance – Moon Rd.

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**Security Patrol:**

**Discussion:** Evaluate need for patrol for summer/fall months.

**Any other New Business:**

**Lake Conroe Hills MUD Board Meetings:**

**Discussion:** Don Beckham – Many years ago the MUD held its Board Meetings at the LCH Clubhouse. At some point a previous LCH Board decided that since LCH had to pay for water, the MUD should have to pay for the Clubhouse. The MUD responded by moving the meetings to Mary Lightfoot’s home. The meetings have been at Mary’s house for about 15 years. Due to Mary’s passing, this option is no longer available and the meetings have been moved to another Director’s house. The constituents of the MUD and members of LCH HOA are the same people. Therefore, I moved that we extend an offer to the MUD Board to hold their meeting at the Clubhouse in the future, free of charge.

**Announcements:**

The location of the MUD Board Meeting has been changed due to the death of Mary Lightfoot. The District’s March 19<sup>th</sup> Board Meeting will be held at 13404 Bunker Hill, which is right next door to the previous location.

*Don Beckham moved to allow the Lake Conroe Hills MUD Board to use the Community Center for their monthly meetings free of charge, when necessary, not to conflict with HOA business when available, Second by Lahanna Gwosdz. Passed unopposed.*

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**Adjourned Board of Directors Meeting 8:05 pm**

**Next HOA Meeting –**

- Tuesday, April 9, 2024
- 7:00pm

Submitted by Jennifer Stanley, April 9, 2024