

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC.

**HOA/Board Meeting
Minutes
Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
April 9, 2024**

Held at Lake Conroe Hills Community Center

The HOA Meeting was opened at 7:02pm by Edward Shelton, President.

Establishment of Quorum:

Edward Shelton –President of Home Owners’ Association – Present
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: Event Flyers handed out by volunteers – Thank you. Questions about garbage cans in view on properties and Deed Restriction enforcement.

Adjournment of HOA Meeting 7:23pm

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The Board of Directors Meeting was opened at 7:25pm by President, Edward Shelton.

Establishment of Quorum:

Edward Shelton –President of Home Owners’ Association – Present

Ron Pickering, BOD Director – Present

Allen Touchet, BOD Director – Absent

Sarah Blaskey, BOD Director – Present

Don Beckham, BOD Director – Present

Lahanna Gwosdz, BOD Director - Absent

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

HOA/BOD Meeting Minutes: March 12, 2024

Don Beckham moved to waive the reading of the March 12, 2024 HOA/BOD Meeting Minutes and accept them as presented, Second by Sarah Blaskey. Passed unopposed.

Discussion: January 2, 2024 HOA Meeting Minutes – Draft for Approval – May Meeting.

Financials: March 2024

Discussion: March 2024 Financial Reports. Operating Account: \$187,059; Social Committee Funds \$4,522; Reserve Account: \$100,000 CD 13 Month at 4.25%; Capital Improvement \$70,648; Maint. & Repair Fund \$64,980; ACC Deposit Account \$900 Total: \$428,110.

Discussion: Treasurer’s report reviewed.

Old Business:

Architectural Control Committee:

Improvement Application: 4

Discussion: Kendall Homes email regarding requirements for 3 sides brick. Board response – Edward Shelton will draft.

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Mowing Committee:

**6 Lots to be mowed
2 Homes to be force mowed**

Community Center:

Discussion: Plumbing repairs for the main line – Estimate around \$5,000 – funding from Maint. & Repair Fund. New fans have been purchased for the exterior – A&H will install fans and install GFI on exterior outlet once it is relocated away from water source. A/C Serviced – advised to replace thermostat.

Duckling Park: Sarah Blaskey

Discussion: Park equipment – taped off – replace slide & bubble/panel. Bubble has been replaced with plywood for now. Sarah Blaskey will bid out replacement parts.

Safety Concerns – Removing slides and board off access points.

Don Beckham moved to remove the slides at Duckling Park and Sunset Park and install plywood to access points until replaced. Second by Sarah Blaskey. Passed unopposed.

Sarah Blaskey moved to purchase and install 2 concrete benches for Josey Park – Tabled.

Social Committee: - Sarah Blaskey

Discussion: Handing out of Community Event Flyers – Volunteers – Thank you! Community Adult Activity Night – use Social Fund.

Event Schedule:

Easter Event – 3/30/2024 Around 150 in attendance.

Community Garage Sale – 4/6/2024

July 4th Parade – 7/4/2024

Halloween Party – 10/26/2024

Santa & Cookies – 12/7/2024

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Signage: – Sarah Blaskey

Discussion: Community Signs purchased – website signs for entrances; Boat Ramp Signs: Boat Ramp ends here, Private Ramp Launch at you own risk, caution steps.

Marquis Maintenance:

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

Any other New Business:

Insurance Renewal:

Discussion: Increased premiums due to past and current claims.

Ron Pickering moved to approve the renewal quote for the Association's Property and General Liability Package for 2024-2025 in the amount of \$29,958.01. Second by Don Beckham. Passed unopposed.

Association's Legal Counsel:

Discussion: Resignation Letter from RMWBH – lack of routine services.

Ron Pickering moved to engage with The Porter Law Firm – Chris Archambault, to provide the Association's legal services, Second by Don Beckham. Passed unopposed.

Internet Connections for Common Area:

Discussion: Pricing internet providers and camera system options for the Common Areas.

Adjourned Board of Directors Meeting 8:15pm

Next HOA Meeting –

- Tuesday, May 14, 2024
- 7:00pm

Submitted by Jennifer Stanley, May 14, 2024