

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

**HOA/Board Meeting  
Minutes  
Lake Conroe Hills Community Center  
13621 Lake Breeze Lane  
Willis, TX 77318  
May 14, 2024**

**Held at Lake Conroe Hills Community Center**

The HOA Annual Membership Meeting was opened at 7:01pm 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)

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**HOA Meeting:**

**Quorum:** Established 98 Owners In Person/Proxy

**Appoint Nominating Committee (3) for June 11, 2024 Annual Membership Meeting & Elections.**

Sunday Sibley  
Brianna Mitchell  
Sarah Blaskey

**New Business: N/A**

**Adjournment of HOA Meeting 7:10pm**

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The Board of Directors Meeting was opened at 7:10pm 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 – Present**  
**Don Beckham, BOD Director – Absent**  
**Lahanna Gwosdz, BOD Director - Absent**

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

**HOA Annual Meeting Minutes: January 2, 2024**

*Allen Touchet moved to waive the reading of the January 2, 2024 HOA/BOD Meeting Minutes and accept them as presented, Second by Ron Pickering, Passed unopposed.*

**HOA/BOD Meeting Minutes: April 9, 2024**

*Allen Touchet moved to waive the reading of the April 9, 2024 HOA/BOD Meeting Minutes and accept them as presented, Second by Ron Pickering. Passed unopposed.*

**Financials: April 2024**

**Discussion:** April 2024 Financial Reports. Operating Account: \$153,986; Social Committee Funds \$4,522; Reserve Account: \$100,000 CD 13 Month at 4.25%; Capital Improvement \$70,648; Maint. & Repair Fund \$64,982; ACC Deposit Account \$900 Total: \$481,858.

**Discussion:** Treasurer’s report reviewed.

*Allen Touchet moved to approve the Treasurers Report as presented, Second by Sarah Blaskey. Passed unopposed.*

**Old Business:**

**Architectural Control Committee:**

Improvement Applications: 10

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**Mowing Committee:**

5 Lots to be mowed  
1 Home force mowed  
Tree removed and stump ground on easement on Lazy Ln.

**Community Center:**

**Discussion:** Plumbing repairs for the main line – Estimate around \$5,000 – Final Invoice – \$4,510 funding from Maint. & Repair Fund. 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.

**Social Committee:** - Sarah Blaskey

**Event Schedule:**

Easter Event – 3/30/2024 Around 150 in attendance.  
Community Garage Sale – 4/6/2024  
July 4<sup>th</sup> Parade – 7/4/2024  
Halloween Party – 10/26/2024  
Santa & Cookies – 12/7/2024

**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:**

**Drainage Concerns:**

**Discussion:** MUD District cleaning of junction boxes – Don Beckham to inquire.

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**Internet Connections for Common Area:**

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

**HOA Legislation Policy Drafts:**

**Discussion:** The Board reviewed the draft Policies prepared by the Attorney.

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**Adjourned Board of Directors Meeting 7:52pm**

**Next HOA Meeting – Annual Meeting & Elections**

- Tuesday, June 11, 2024
- 7:00pm

Submitted by Jennifer Stanley, June 11, 2024

Approved