

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC.

**HOA Minutes
Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
June 11, 2024**

Held at Lake Conroe Hills Community Center

The HOA Annual Membership Meeting was opened at 7:12pm by Dan Morris, Vice President.

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**

Quorum: Established 98 Owners in Person/Proxy

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

HOA Meeting:

Nominating Committee:

Sunday Sibley
Brianna Mitchell
Sarah Blaskey

New Business:

Elections – Nominees

HOA Officers: (1 Year Terms)

HOA President:
Edward Shelton – Incumbent

HOA Vice President:
Jose Galindo
Dan Morris – Incumbent

HOA Secretary: Open

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HOA Treasurer:

Denise Smith – Incumbent

Board of Directors: (3 Year Term)

BOD Member Position 1:

Allen Touchet – Incumbent
Mike Ulery

BOD Members Position 2:

Lahanna Gwosdz – Incumbent
Nick Mason

Voting and Election Tabulation:

Jennifer Stanley ACMG, Brianna Mitchell – Nominating Committee

HOA Officers: (1 Year Terms)

HOA President:

- **Edward Shelton – Incumbent – (78 Votes) Elected by Acclimation**

HOA Vice President:

- Jose Galindo (29 Votes)
- **Dan Morris – Incumbent (52 Votes)**

HOA Secretary: Open

HOA Treasurer:

- **Denise Smith – Incumbent – (79 Votes) Elected by Acclimation**

Board of Directors: (3 Year Term)

BOD Member Position 1:

- Allen Touchet – Incumbent (44 Votes)
- **Mike Ulery (46 Votes)**

BOD Members Position 2:

- **Lahanna Gwosdz – Incumbent (69 Votes)**
Nick Mason (29 Votes)

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2024-2025 Budget

Discussion: The membership reviewed the current Financial Reports and discussed the need for a 10% Increase in the 2024-2025 Annual Dues. The Budget must be approved in an open meeting.

Mike Gwosdz moved to increase the 2024-2025 Annual Dues by 10%, Second by Troy Barta, 10 Owners voted in Favor, 11 Owners voted Against.

Correction: The Board of Directors has authority to vote up to a 10% increase in the Annual Dues (must be done in open session).

Old Business:

Sunset Park:

Discussion Items: Sprinkler system, weeds growing, flag pole repairs, signage is backwards, removing park equipment and expanding parking.

Security Patrol:

Discussion Items: Owners should contact law enforcement; Board will evaluate Security Patrol options.

Social Committee:

Discussion Items: 8 Volunteers needed for July 4th Event.

Adjournment of HOA Meeting 8:34pm

Next HOA/BOD Meeting:

- Tuesday, July 9, 2024 7:00pm
- **Correction: June 18, 2024 7:00pm Special Call Board of Directors Meeting to set 2024-2025 Annual Dues (Board of Directors Vote in Open Session)**