

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

**Special Call Board Meeting  
Minutes  
Lake Conroe Hills Community Center  
13621 Lake Breeze Lane  
Willis, TX 77318  
June 18, 2024**

**Held at Lake Conroe Hills Community Center**

The Board of Directors Meeting was opened at 7:00pm 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 – Present**  
**Lahanna Gwosdz, BOD Director - Present**

**Special Call Board of Directors Meeting to set 2024-2025 Annual Dues.**

**Financial Report – Allen Touchet**

**Discussion:** Treasurer’s report reviewed. Current Budget has a 20k deficit, if Annual Dues are raised by 10% it would reduce the deficit to 6k.

**Future Expenses Reviewed:**

Park Equipment needs to be replaced  
Signage in the Community  
Landscaping  
Tennis Court  
Cameras  
Park Lighting

*Allen Touchet moved to set the 2024-2025 Annual Dues to \$237.16 per Lot, without an increase, Second by Ron Pickering. Passed unopposed.*

**Expense Reduction Items:**

**Discussion:** A volunteer would like to clean the Community Center to save the \$600 Budgeted Expense.

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**Q & A – Owner's in Attendance:**

1. How long did it take to raise the money for the boat dock repairs?
  - a. 2020 we raised the dues 10% to start saving for the boat dock repairs.
2. How much do we have in a CD?
  - a. 100k drawing 4%
3. Why do we not have a fence around the boat dock area?
  - a. Can be added to list of Future Expenses.
4. How many Lots are in the neighborhood?
  - a. 808
5. Security Patrol?
  - a. The Sheriff's Department was patrolling, went through 3 different Officers. The Board was not satisfied with the service provided. \$810.00 was spent.
6. What is the forecast for Security Patrol?
  - a. Options for different Officers.
  - b. 18k Budgeted
  - c. Must go through the Constables Office.
  - d. Volunteers to work on Security Committee.
  - e. \$55-\$65 an hour is the current rate.
7. Does the Community have a slush fund?
8. When the Association force mows a Lot does it get billed back to the Owner?
  - a. Yes
9. Property Owners that are delinquent on Dues.
  - a. Accounts Receivable backlog.
  - b. Have collected 26k this year in delinquent Dues, continue collecting.
  - c. The Board has chosen not to file suits because it costs more than what is owed.
  - d. Will file Liens.
10. Online availability to pay dues.
  - a. Link is on the website.
11. For Security and Patrol purposes – Neighborhood Watch? Remove Amenities to have less to patrol?
  - a. Neighborhood Watch ended for lack of volunteers.
12. Moving Amenities to a central location for easier Patrol?
  - a. Will have same issues.
13. Duties of Management Company?
  - a. Process Accounts Receivables and Accounts Payables.
  - b. Send Association correspondence including Architectural Control in accordance with State Laws.
14. Board of Directors are elected.

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- a. Website
- 15. Do all the current Board Members live in the neighborhood?
  - a. Yes
- 16. Community notifications – Flyers?
  - a. Need volunteers
- 17. Association Dues are minimal compared to other neighborhoods.
- 18. Inflation – other communities are established. How may homes have been added that pay?
  - a. Association Dues are per Lot even if it has not been built on.
- 19. What are the Accounts Receivables?
  - a. 100k.
- 20. Polin Simmons volunteered to clean the Community Center for free to save the community \$600.00.
- 21. Do we have a surplus?
  - a. We Budget for something so we can afford it.

**Adjourned Board of Directors Meeting 8:36pm**

**Next HOA/BOD Meeting**

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