

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC.

**HOA/Board Meeting
Minutes
Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
September 10, 2024**

Held at Lake Conroe Hills Community Center

The HOA Meeting was opened at 7:00pm 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

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

Guests:
(Sign in Sheet)

HOA Meeting:

New Business:

Discussion: Park Maintenance and Vacant Lot Mowing. Heavy trash pick-up - Community Event/County has locations. Community Garage Sale for the Fall – November 2, 2024.

Adjournment of HOA Meeting 7:27pm

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**HOA/Board Meeting
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The Board of Directors Meeting was opened at 7:29pm by Vice President, Dan Morris.

Establishment of Quorum:

Edward Shelton –President of Home Owners’ Association – Absent

Ron Pickering, BOD Director – Present

Mike Ulery, BOD Director – Present

Sarah Blaskey, BOD Director – Absent

Don Beckham, BOD Director – Present

Lahanna Gwosdz, BOD Director - Present

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

Swearing in of Board of Directors Member by Ron Pickering.

Board of Director Position:

BOD Member Position 2:

Lahanna Gwosdz

Board of Directors Meeting Minutes: August 13, 2024

Don Beckham moved to waive the reading of the August 13, 2024 HOA/BOD Meeting Minutes and accept them as presented, Second by Ron Pickering, Passed unopposed.

Financials: August 2024 Financials

Discussion: August Financial Reports. Operating Account: \$250,357 Social Committee Funds \$4,522; Reserve Account: \$100,000 CD 13 Month at 4.25%; Capital Improvement \$70,648; Maint. & Repair Fund \$60,962; ACC Deposit; Total: \$502,779. Collections 2024-2025 Dues 65.51%.

Discussion: Treasurer’s report reviewed. Finance Committee

Ron Pickering moved to approve the Treasurers Report as presented, Second by Lahanna Gwosdz. Passed unopposed.

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Old Business:

Architectural Control Committee:

Improvement Applications: 6
New Construction: 1

Mowing Committee: - Ron Pickering

6 Lots to be mowed
3 Homes force mowed
Tree removal – requote to include hauling off debris.

Community Center: - Ron Pickering/Denise Smith

Discussion: Supply inventory, ceiling fans on exterior. Animal access hole on front of Community – trap then seal hole.

Mulch at Parks:

Discussion: Bids for installing mulch at both Sunset & Duckling Park – ACMG.

Duckling Park: Sarah Blaskey – N/A

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

Sunset Park:

Discussion: Repair downed bollards. Re-install Kiddie Mulch. Irrigation repairs. Flag Pole Repair – Request for bids. Electrician to repair connection to gazebo – A&H Electric.

Pest Control:

Discussion: Orkin services expand services to include park equipment.

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Security Committee:

Discussion: Patrol services started – Constable. Patrol Reports reviewed.

Social Committee: - Sarah Blaskey N/A

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

Community Garage Sale – 11/2/2024

Santa & Cookies – 12/7/2024

Marquis Maintenance:

Discussion: Irrigation schedule - Frazier Lawn Svc, to install irrigation system at back entrance – Moon Rd – Price for installing Flower Bed (raised Bed to combat drainage issues).

Any Other New Business:

Lake Conroe Hills MUD:

Discussion: Repairs/modifications to Lift Station at Sunset Park.

Adjourned Board of Directors Meeting 8:50pm

Next HOA/BOD Meeting

- Tuesday, October 8, 2024
- 7:00pm

Submitted by Jennifer Stanley, October 8, 2024