

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC.

**HOA/Board Meeting
Minutes
Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
October 8, 2024**

Held at Lake Conroe Hills Community Center

The HOA 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)

HOA Meeting:

New Business:

Discussion: Community Garage Sale for the Fall – November 2, 2024. Tree trimming at Sunset Park – dragging on cars.

Adjournment of HOA Meeting 7:04pm

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The Board of Directors Meeting was opened at 7:05pm by Edward Shelton, President.

Establishment of Quorum:

Edward Shelton –President of Home Owners’ Association – Present

Ron Pickering, BOD Director – Present

Mike Ulery, BOD Director – Present

Sarah Blaskey, BOD Director – Present

Don Beckham, BOD Director – Present

Lahanna Gwosdz, BOD Director - Absent

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

Board of Directors Meeting Minutes: September 10, 2024

Don Beckham moved to waive the reading of the September 10, 2024 HOA/BOD Meeting Minutes and accept them as presented, Second by Mike Ulery, Passed unopposed.

Financials: September 2024 Financials

Discussion: September Financial Reports. Operating Account: \$184,756 Social Committee Funds \$4,522; Reserve Account: \$100,000 CD 13 Month (3/15/25 Renewal) at 4.25%; Capital Improvement \$121,797; Maint. & Repair Fund \$84,965; Swim Dock & Boat Ramp Project \$1,139; Total: \$497,181. Collections 2024-2025 Dues 67.83%.

Discussion: Treasurer’s report reviewed. Finance Committee

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

Old Business:

Architectural Control Committee:

Improvement Applications: 2

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Mowing Committee: - Ron Pickering

6 Lots to be mowed
3-Trees removed– Community Center (2), Lazy Lane (1).

Discussion: Vacant Lot Mowing – price alternative companies.

Community Center: - Ron Pickering/Denise Smith

Discussion: Supply inventory, ceiling fans on exterior. Animal access hole on front of Community – trap then seal hole. Plumber called out to repair valves in women’s restroom. Emergency water cut-off (under kitchen sink) for Building add Sign – Sarah Blaskey.

Mulch at Parks:

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

Duckling Park: Sarah Blaskey

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

Sunset Park:

Discussion: Repair downed bollards. Re-install Kiddie Mulch. Irrigation repairs. Flagpole Repair – Request for bids. Electrician to repair the connection to gazebo. Flagpole Repair bid - reviewed.

Don Beckham moved to approve Flag Systems bid to repair the Flagpole at Sunset Park, Second by Sarah Blaskey. Passed unopposed.

Pest Control:

Discussion: Contact Orkin to detail services that are covered.

Security Committee:

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

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Social Committee: - Sarah Blaskey

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

Haunted House - Volunteers Needed (10) Donations of old towels/clothes needed by 10/11/24

Open Mic – Gary Oliver 6pm-9pm

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 8:14pm

Next HOA/BOD Meeting

- Tuesday, November 12, 2024
- 7:00pm

Submitted by Jennifer Stanley, November 12, 2024