

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC.

**HOA/Board Meeting
Minutes
Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
November 12, 2024**

Held at Lake Conroe Hills Community Center

The HOA Meeting was opened at 7:10pm 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 – Absent

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

Guests:
(Sign in Sheet)

HOA Meeting:

New Business:

Discussion: Progress on park equipment repairs/replacements.

Adjournment of HOA Meeting 7:13pm

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The Board of Directors Meeting was opened at 7:15pm by Dan Morris, Vice President.

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 – Present

Don Beckham, BOD Director – Present

Lahanna Gwosdz, BOD Director - Present

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

Board of Directors Meeting Minutes: October 8, 2024

Don Beckham moved to waive the reading of the October 8, 2024 HOA/BOD Meeting Minutes and accept them as presented, Second by Ron Pickering, Passed unopposed.

Financials: October 2024 Financials

Discussion: October Financial Reports. Operating Account: \$180,304 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 \$84,969; Swim Dock & Boat Ramp Project \$1,139; Total: \$492,733. Collections 2024-2025 Dues 69.07%.

Discussion: Treasurer’s report reviewed. Finance Committee

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

Old Business:

Architectural Control Committee:

Improvement Applications: 2

New Construction: 1

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Mowing Committee: - Ron Pickering

6 Lots to be mowed

Community Center: - Ron Pickering/Denise Smith

Discussion: Plumber called out to repair valves in women's restroom.

Mulch at Parks:

Discussion: Bids for installing mulch at both Sunset & Duckling Park – 3 Quotes provided ACMG. Hold for Park Equipment Bids that include turnkey installation with mulch (12in.). The Board reviewed bids collected by Don Beckham/Sarah Blaskey.

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. Irrigation repair Quote – Frazier Lawn Svc. \$1,500.

Sarah Blaskey moved to accept Frazier Lawn Svc.'s Quote of \$1,623.75 to repair the irrigation at Duckling Park. Second by Mike Ulery, Passed unopposed.

Sunset Park:

Discussion: Re-install Kiddie Mulch/replace slide.

Don Beckham moved to accept Boss Playground's Quote of \$22,000 to replace the slide and mulch at Sunset Park play area Second by Mike Ulery, Passed unopposed.

Sarah Blaskey moved to accept the purchase of a light for the Flagpole. Second by Don Beckham. Passed unopposed.

Pest Control:

Discussion: Contact Orkin to detail services that are covered – requested.

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Security Committee:

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

11 Citations 10/28-11/01 Patrolling Parks and Community Building.

Social Committee: - Sarah Blaskey

Event Schedule: Thank you, Volunteers!!!

~~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) – Received Frazier Lawn Svc. \$8,503. Affordable LED Community Signs for Entrances – Don Beckham.

Don Beckham moved to accept Frazier Lawn Service's Quote of \$8,503.04 to install the irrigation and flower bed at the Moon Rd. Entrance. Second by Ron Pickering, Passed unopposed.

Landscaping:

Discussion: Pricing Lot Mowing/Contract Svc.

Any Other New Business:

Action taken in Executive Session:

The Board approved an owner's request for a one-time Late Fee waiver.

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Adjourned Board of Directors Meeting 8:45pm

Next HOA/BOD Meeting

- Tuesday, December 10, 2024
- 7:00pm

Submitted by Jennifer Stanley, December 10, 2024

Approved