

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC.

**HOA/Board Meeting
Minutes
Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
December 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: N/A

Adjournment of HOA Meeting 7:02pm

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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: November 12, 2024

Sarah Blaskey moved to waive the reading of the November 12, 2024 HOA/BOD Meeting Minutes and accept them as presented, Second by Ron Pickering, Passed unopposed.

Financials: November 2024 Financials

Discussion: November Financial Reports. Operating Account: \$175,165 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 \$84,974; Swim Dock & Boat Ramp Project \$1,139; Total: \$492,733. Collections 2024-2025 Dues 71.74%.

Discussion: Treasurer’s report reviewed. Finance Committee

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

Old Business:

Architectural Control Committee:

November

Improvement Applications: 1

New Construction: 1

Mowing Committee: - Ron Pickering

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Community Center: - Ron Pickering/Denise Smith

Duckling Park: Sarah Blaskey

Discussion: Park equipment replacements for damaged components and mulch– Sarah Blaskey – Bidding. Trees are scheduled to be trimmed above the play equipment.

Don Beckham moved to approve the purchase of a replacement bubble component up to \$1,000 for the play equipment at Duckling Park, Second by Michael Ulery, Passed unopposed.

Sunset Park:

Discussion: Park equipment replacements for damaged components and mulch– Sarah Blaskey – Ordered. Installation estimated in March 2025. Tree trimming scheduled. 8-10 bollards to be repaired and adding additional cable – Ron Pickering.

Don Beckham moved to approve the \$1,078.90 overage for the purchase of a slide and mulch at Sunset Park play area from Boss Playground, Second by Ron Pickering, Passed unopposed.

Josey Park:

Discussion: Future Lighting Project – start with meter and light in Parking Lot.

Security Committee:

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

26 Citations November 2024 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~~

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~~—Open Mic— Gary Oliver 6pm-9pm
Community Garage Sale—11/2/2024
Santa & Cookies—12/7/2024~~

Discussion: About 40-45 people – suggestion to have a Community Pancake Breakfast next year and Pictures with Santa.

Lighting Contest: December 18, 2024

Marquis Maintenance:

Discussion: Irrigation schedule - Frazier Lawn Svc, to install irrigation system at back entrance – Moon Rd –Affordable LED Community Signs for Entrances – Don Beckham.

Don Beckham met with Frazier Lawn Service to help design the Moon Rd. Entrance bed and elevation to combat drainage issues. Replace color approximately 4 times a year – Budget.

White lettering needs to be painted on monuments and sign at Community Center, pressure washing.

Any Other New Business:

Community Center:

Discussion: Community Center Rental Deposit Refund – after 7 days to check for cleaning requirements. Squirrel hole in soffit – Ron Pickering.

Lahanna Gwosdz moved to approve a check for \$300 Christmas gift to Pauline Simmons for her volunteer work cleaning the Community Center, Second by Sarah Blaskey, Passed unopposed.

Adjourned Board of Directors Meeting 8:19pm

Next HOA/BOD Meeting

- *Tuesday, January 7, 2024 -HOA Meeting per Bylaws 1st Tuesday of January.
- 7:00pm

Submitted by Jennifer Stanley, February 11, 2025