

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC.

**HOA/Board Meeting
Minutes
Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
February 11, 2025**

Held at Lake Conroe Hills Community Center

The HOA Meeting was opened at 7:00pm 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: N/A

Adjournment of HOA Meeting 7:01pm

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The Board of Directors Meeting was opened at 7:02pm 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 - Present

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

Board of Directors Meeting Minutes: December 10, 2024

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

Financials: January 2025 Financials

Discussion: January Financial Reports. Operating Account: \$158,975 Social Committee Funds \$4,523; Reserve Account: \$100,000 CD 13 Month (3/15/25 Renewal) at 4.25%; Capital Improvement \$121,797; Maint. & Repair Fund \$61,899; Swim Dock & Boat Ramp Project \$1,139; Total: \$448,335. Collections 2024-2025 Dues 73.86%.

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:

January

Improvement Applications: 2

New Construction: 3

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Mowing Committee: - Ron Pickering

Discussion: Contacted County to keep intersection Lake Conroe Hills at 1097 mowed.

Community Center: - Ron Pickering/Denise Smith

Discussion: Plumbing repairs men's restroom, valve under kitchen sink, fan blade replacements outside. Installing sheet metal to keep out squirrels under pavilion.

Duckling Park: Sarah Blaskey

Discussion: Park equipment replacements for damaged components and mulch– Sarah Blaskey – Trees have been trimmed above the play equipment. Sarah Blaskey will pick-up park equipment to save \$1,700 on shipping.

Sarah Blaskey moved to approve \$11,000 from the Maintenance & Repair Account for the purchase of new mulch, border and labor to relocate old mulch to under the trees at Duckling Park, Second by Ron Pickering. Passed unopposed.

Sunset Park:

Discussion: Park equipment replacements for damaged components and mulch– Sarah Blaskey – Ordered. Installation estimated in March 3, 2025. Tree trimming scheduled. 8-10 bollards to be repaired and adding additional cable – Ron Pickering.

Mike Ulery moved to approve \$1,500 for labor to remove and install new bollard/cable at Sunset Park, Second by Sarah Blaskey. Abstention by Don Beckham, Passed unopposed.

Josey Park:

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

Security Committee:

Discussion: Patrol services stopped currently per 2024-2025 Budget. Possibly sharing expense with neighboring community.

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Sarah Blaskey moved to approve an \$8,000 increase in the 2024-2025 Security Patrol Budget, Second by Mike Ulery. Passed unopposed.

Social Committee: - Sarah Blaskey

Event Schedule: Thank you, Volunteers!!!

Easter Event – April 19, 2025

Community Garage Sale – April 5, 2025

July 4th, 2025

Halloween 10/25/25

Christmas Event – Community Breakfast – December 13, 2025

Discussion: Event Flyer – Handouts vs. Postcard Mailout

Marquis Maintenance:

Discussion: Affordable LED Community Signs for Entrances – Don Beckham. White lettering needs to be painted on monuments and sign at Community Center, pressure washing. Plan for enhancing the Monuments at 1097 – Landscaping/irrigation – Frazier pricing for March meeting.

Any Other New Business:

Adjourned Board of Directors Meeting 8:18pm

Next HOA/BOD Meeting

- Tuesday, March 11, 2025
- 7:00pm

Submitted by Jennifer Stanley, March 11, 2025