

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC.

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

Held at Lake Conroe Hills Community Center

The HOA Meeting was suspended at 7:02pm 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)

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC.

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

The Board of Directors Meeting was opened at 7:04pm by Edward Shelton, President.

Establishment of Quorum:

Edward Shelton –President of Home Owners’ Association – Present
Ron Pickering, BOD Director – Present
Mike Ulery, BOD Director – Absent
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: February 11, 2025

Don Beckham moved to waive the reading of the February 11, 2025 HOA/BOD Meeting Minutes and accept them as presented with a spelling correction, Second by Sarah Blaskey, Passed unopposed.

Financials: February 2025 Financials - Allen Touchet, Finance Committee

Discussion: February Financial Reports. Operating Account: \$128,050 Social Committee Funds \$4,523; Reserve Account: \$104,501 CD 13 Month (3/15/25 Renewal) at 4.25%; Capital Improvement \$121,797; Maint. & Repair Fund \$61,906; Swim Dock & Boat Ramp Project \$1,139; Total: \$417,417. Collections 2024-2025 Dues 75.43%.

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

Lahana Gwosdz moved to approve contacting the Association’s Attorney to discuss what leverage the Association has to levy fines, fees and surcharges, Second by Don Beckham. Passed unopposed.

Don Beckham moved to renew the CD with Woodforest National of \$104,501.54 at the best rate, Second by Ron Pickering. Passed unopposed.

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC.

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

Old Business:

Architectural Control Committee:

January

Improvement Applications: 1

New Construction: 1

Mowing Committee: - Ron Pickering

Discussion: Meeting with contractors for Spring Lot mowing prices. Adding the mowing of ditches discussed.

Community Center: - Ron Pickering/Denise Smith

Discussion: Repair any holes in the exterior soffit to block animal access. Adjust Community Center door.

Duckling Park: Sarah Blaskey

Discussion: Park equipment replacements for damaged components and mulch install 3/3/2025– Sarah Blaskey.

Sunset Park:

Discussion: Park equipment replacements for damaged components and mulch install 3/3/2025– adjust swings higher – Sarah Blaskey.

Josey Park:

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

Park Days:

Discussion: Holding a Park Work Day 2 times a year with volunteers.

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC.

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

Security Committee:

Discussion: Patrol services – will need to replace prior Officer. Pct. 1 & 2 contacted for available Officers.

Social Committee: - Sarah Blaskey

Event Schedule: Thank you, Volunteers!!!

Community Garage Sale – April 5, 2025

Easter Event – April 19, 2025

July 4th, 2025

Community Garage Sale – October 2025 TBD

Halloween 10/25/25

Christmas Event – Community Breakfast – December 13, 2025

Discussion: Community Events at Josey Park.

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.

Any Other New Business:

Adjourned Board of Directors Meeting 8:33pm

Next HOA/BOD Meeting

- Tuesday, April 8, 2025
- 7:00pm

Submitted by Jennifer Stanley, April 8, 2025