

**COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC.**

**HOA/Board Meeting  
Minutes  
Lake Conroe Hills Community Center  
13621 Lake Breeze Lane  
Willis, TX 77318  
April 8, 2025**

**Held at Lake Conroe Hills Community Center**

The HOA Meeting was opened at 7:02pm by President, Edward Shelton.

**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)

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**HOA Meeting:**

**Nominating Committee:** Mike Reilly, Eileen Graybill, Tim Reilly

Open Positions HOA Officers (1 Year Term):

HOA President

HOA Vice President

HOA Secretary

HOA Treasurer

Open Positions Board of Directors (3 Year Terms):

Board Position 1

Board Position 2

**Adjournment of HOA Meeting 7:09pm**

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The Board of Directors Meeting was opened at 7:09pm by President, Edward Shelton.

**Establishment of Quorum:**

**Edward Shelton –President of Home Owners’ Association – Present**  
**Ron Pickering, BOD Director – Present**  
**Mike Ulery, BOD Director – Vacant – Resignation**  
**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 Director Vacancy:**

Board of Director, Mike Ulery, submitted his resignation as he will be moving.

*Don Beckham moved to appoint Allen Touchet to fill the 2-year vacant Board of Director term, Second by Ron Pickering, Passed unopposed.*

**HOA/BOD Meeting Minutes: March 11, 2025**

*Lahanna Gwosdz moved to waive the reading of the March 11, 2025 HOA/BOD Meeting Minutes and accept them as presented, Second Don Beckham, Passed unopposed.*

**Financials: March 2025**

**Discussion:** March 2025 Financial Reports. Operating Account: \$152,948; Social Committee Funds \$4,523; Reserve Account: Capital Improvement \$121,797; Maint. & Repair Fund \$29,083; Reserve Savings Woodforest CD \$104,856 3.50% Exp. 4/20/2026; Total: \$236,522.

*Sarah Blaskey moved to approve the Financial Report as presented with a correction to the Summary Treasurer’s Report, Second by Ron Pickering, Passed unopposed.*

**Discussion:** Purchasing an additional CD- hold for review of 2025-2026 Budget.

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**Old Business:**

**ACC:**

- 1 New Construction Approved
- 1 Improvement – Roof Replacement – Approved

**Discussion:** Verification of Ownership that submit Architectural Control Applications.

**Community Center: Ron Pickering/Denise Smith**

**Discussion:** Repairs completed – Door has been adjusted, hole in soffit repaired in exterior, breaker replaced. Drainage around pavilion.

**Mowing Committee: Ron Pickering**

**Discussion:** Ditches on Lake Conroe Hills – cleaned and removed 3 tons of dumped material. 4 Lots and 2 Abandoned Homes will be mowed this month. New contractor for force mowing - \$60.00 per Lot.

**Marquis Landscaping at Moon Rd.:**

**Discussion:** Project on hold.

**Duckling Park: Sarah Blaskey**

**Discussion:** New swings, mulch, borders – completed. Soft pressure wash equipment and repaint swing poles. Pricing new slide, relocating tables to park.

**Sunset Park: Sarah Blaskey**

**Discussion:** New swings, mulch, borders – completed

**Josey Park: Lahanna Gwosdz**

**Discussion:** Soliciting Bids for lighting.

**Social Committee:**

**Discussion:** Flyers available to pass out for Social Events – Sarah Blaskey.

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**Security Committee:**

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

**New Business:** N/A

**Action Taken in Executive Session:**

*Don Beckham moved to have the Association's Attorney send 2 Restriction Violation letters. Second Sarah Blaskey, Passed unopposed.*

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**Adjourned Board of Directors Meeting 8:20pm.**

**Next HOA Meeting –**

- Tuesday, May 13, 2025
- 7:00pm

Submitted by Jennifer Stanley, May 13, 2025