

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)

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.

Adjourned Board of Directors Meeting 8:20pm.

Next HOA Meeting –

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

Submitted by Jennifer Stanley, May 13, 2025