

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC.

**HOA/Board Meeting
Minutes
Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
May 13, 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

Recommendation:

Nominations Accepted: All

Elections – Unopposed Candidates will be elected by Acclimation June 10, 2025

Open Positions HOA Officers (1 Year Term):

HOA President	Edward Shelton
HOA Vice President	Dan Morris
HOA Secretary	Vacant
HOA Treasurer	Denise Smith

Open Positions Board of Directors (3 Year Terms):

Board Position 1	Don Beckham
Board Position 2	Nick Mason

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

Allen Touchet, 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

HOA/BOD Meeting Minutes: April 8, 2025

Don Beckham moved to waive the reading of the April 8, 2025 HOA/BOD Meeting Minutes, Second Ron Pickering, Passed unopposed.

Financials: April 2025

Discussion: April 2025 Financial Reports. Operating Account: \$119,403; Social Committee Funds \$4,523; Reserve Account: Capital Improvement \$121,797; Maint. & Repair Fund \$29,086, Swim Dock & Boat Ramp Project: \$1,139; Reserve Savings Woodforest CD \$104,856 3.50% Exp. 4/20/2026; Total: \$380,806.

Sarah Blaskey moved to approve the Financial Report as presented, Second by Ron Pickering, Passed unopposed.

Discussion: Review of 2025-2026 Budget Draft with a proposed 10% Increase \$260.88 per Lot.

Ron Pickering moved to increase the 2025-2026 Annual Dues by 10%, \$260.88 per Lot, Second by Don Beckham. Passed unopposed.

Don Beckham moved to approve the proposed 2025-2026 Budget as presented with current amendments, Second by Ron Pickering, Passed unopposed.

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Old Business:

ACC:

6 Improvements

Community Center: Ron Pickering/Denise Smith

Discussion: Pressure washed back patio, replacing fans, replacing fire extinguishers and alarms. Drainage around pavilion – dirt work bids – send out for bid with Landscape contractors. Tree trimming needed.

Mowing Committee: Ron Pickering

Discussion: New contractor for force mowing - \$60.00 per Lot. Frazier Lawn Svc – has given notice closing business. Landscape Contract RFQ – sending out to bidders.

Sunset Park:

Discussion: Fencing and access control, non-owner usage issues – large parties.

Duckling Park: Sarah Blaskey

Discussion: Wasp spray, remove reported graffiti, relocate 2 tables from Community Center exterior to Duckling Park and 2 to Josey Park.

Josey Park: Lahanna Gwosdz

Discussion: Soliciting Bids for lighting, Tennis Court repairs, benches, concrete tables.

Social Committee:

Discussion: Flyers emailed and posted on website for upcoming events.

Security Committee:

Discussion: Several Constables contacted for pricing and availability.

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New Business:

Website Password Protected:

Discussion: Would need to have individual passwords rather than a general password.

Action Taken in Executive Session:

Don Beckham moved to have the Association's Attorney send 1 Response Letter regarding an Architectural Control Committee Denial. Second Ron Pickering, Passed unopposed.

Discussion: EZEE Fiber – 2 Options

Formal Contract Option 2 (Preferred Vendor 10 Year Contract) – Review/Red Line send to Attorney once completed.

Adjourned Board of Directors Meeting 8:40pm.

Next HOA Meeting –

- Tuesday, June 10, 2025
- 7:00pm

Submitted by Jennifer Stanley, ACMG, June 10, 2025