

COMMUNITY IMPROVEMENT ASSOCIAITON OF LAKE CONROE HILLS, INC.

**HOA/Board Meeting
Minutes
Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
October 14, 2025**

Held at Lake Conroe Hills Community Center

The HOA Meeting was opened at 6:57pm 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 – Absent

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

Guests:

(Sign in Sheet)

HOA Meeting:

Discussion: Drainage issues with County – contact Precinct to request them to clean out ditches. Don Beckham will contact them again.

Adjournment of HOA Meeting 7:05pm

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The Board of Directors Meeting was opened at 7:06pm by President, Edward Shelton.

Establishment of Quorum:

Edward Shelton –President of Home Owners’ Association – Present

Ron Pickering, BOD Director – Present

Allen Touchet, BOD Director – Absent

Don Beckham, BOD Director – Present

Lahanna Gwosdz, BOD Director – Present

Nick Mason, BOD Director – Present

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

HOA/BOD Meeting Minutes: September 9, 2025

Don Beckham moved to waive the reading of September 9, 2025, HOA/BOD Meeting Minutes and accept them as presented, Second Lahanna Gwosdz, Passed unopposed.

Financials: September 2025

Discussion: September 2025 Year End Financial Reports. Operating Account: \$175,765; Social Committee Funds \$4,523; Reserve Account: Capital Improvement \$157,797; Maint. & Repair Fund \$54,244; Reserve Savings Woodforest CD \$104,856 3.50% Exp. 4/20/2026; Total: \$497,188. 2025-2026 Collection Rate 69.95%. Edward Shelton will sign the Association Tax Returns prepared by the CPA.

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

Old Business:

ACC:

3 New Construction Applications – Approved

3 Improvement Applications – Approved

Discussion: Appointment of Architectural Control Committee Members: Dan Ennis, Jacob Riser

Don Beckham moved to appoint Dan Ennis to serve on the Architectural Control Committee, Second by Don Beckham, Passed unopposed.

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Don Beckham moved to appoint Jacob Riser to serve on the Architectural Control Committee, Second by Don Beckham, Passed unopposed.

Mowing:

Discussion: 5-6 Lots being mowed. Lot on Bunker Hill – needs to be mowed – reported.

Parks:

Discussion: Hanging Tags for parking/identify residents. Ron Pickering is working on lighting installation at Sunset Park. Finance Committee – working on pricing for resurfacing the courts, adding Pickle Ball Lines.

Hays Utility – Boat Ramp/Park

Discussion: Upgrades and expansion to Lift Station. Concrete next to Boat Ramp – emergency pump and wheelchair access. Association – install handrail to wheelchair access to eliminate Golf Cart access.

Security Committee:

Discussion: Private Security contracted during the summer for Park & Common Areas – Enforce Restrictions. Patrol Officer Constable – Speeding/Arrests/Criminal Tresspass 40 hrs. a month.

Social Committee:

Discussion: New page added to the website for the Social Committee.

New Business:

Discussion: Process for updating Bylaws, Operational Manual.

Adjourned Board of Directors Meeting 8:15pm.

Next HOA Meeting – Tuesday, November 11, 2025 7:00pm

Submitted by Jennifer Stanley, November 11, 2025