

**COMMUNITY IMPROVEMENT ASSOCIATION 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)

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**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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October 14, 2025**

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 Trespass 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.

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**Adjourned Board of Directors Meeting 8:15pm.**

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

Submitted by Jennifer Stanley, November 11, 2025