

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC.

**HOA/Board Meeting
Minutes
Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
November 11, 2025**

Held at Lake Conroe Hills Community Center

The HOA Meeting was opened at 7:00pm by Vice President, Dan Morris.

Establishment of Quorum:

Edward Shelton –President of Home Owners’ Association – Absent

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: Increasing Holiday Lighting Contest participation: Increasing Prize Money, Judging Committee

Adjournment of HOA Meeting 7:06pm

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The Board of Directors Meeting was opened at 7:06pm by Vice President, Dan Morris.

Establishment of Quorum:

Edward Shelton –President of Home Owners’ Association – Absent

Ron Pickering, BOD Director – Absent

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: October 14, 2025

Don Beckham moved to waive the reading of October 14, 2025, HOA/BOD Meeting Minutes and accept them as presented, Second Nick Mason, Passed unopposed.

Financials: October 2025

Discussion: October 2025 Year End Financial Reports. Operating Account: \$166,404; Social Committee Funds \$4,523; Reserve Account: Capital Improvement \$157,797; Maint. & Repair Fund \$54,249; Reserve Savings Woodforest CD \$104,856 3.50% Exp. 4/20/2026; Total: \$487,830. 2025-2026 Collection Rate 71.12%.

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

Old Business:

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. Send to Attorney for review - MUD Lift Station expansion in exchange for additional HOA property and installation of Fencing and Access Control.

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Committee Reports:

ACC:

3 Improvement Applications – Approved

Community Center:

Discussion: Smoke detectors installed.

Marquis Maintenance:

Discussion: Estimate to repair Masonry at damaged Monument, obtain a copy of the Police Report and Drivers Insurance information.

Buoys in Canal:

Discussion: Replacing No Wake Buoys in Common Areas.

Mowing:

Discussion: 5-6 Lots being mowed.

Parks:

Discussion: Irrigation at Sunset Park (2 heads buried). Finance Committee –pricing resurfacing the courts, replacing backboard and adding Pickle Ball Lines.

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.

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New Business:

Discussion: EZEE Fiber Contract – red line contract objections - TABLED

Adjourned Board of Directors Meeting 7:51pm.

Next HOA Meeting – Tuesday, December 9, 2025 7:00pm

Submitted by Jennifer Stanley, December 9, 2025

Approved