

**COMMUNITY IMPROVEMENT ASSOCIAITON 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)

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**HOA Meeting:**

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

**Adjournment of HOA Meeting 7:06pm**

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

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 Tresspass 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**

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**Adjourned Board of Directors Meeting 7:51pm.**

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

Submitted by Jennifer Stanley, December 9, 2025

Approved