

COMMUNITY IMPROVEMENT ASSOCIATION OF LAKE CONROE HILLS, INC.

**HOA/Board Meeting
Minutes
Lake Conroe Hills Community Center
13621 Lake Breeze Lane
Willis, TX 77318
February 10, 2026**

Held at Lake Conroe Hills Community Center

The HOA Meeting was opened at 7:01pm by 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:

New Business: N/A

Adjournment of HOA Meeting 7:02pm

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The Board of Directors Meeting was opened at 7:03pm by President, Edward Shelton.

Establishment of Quorum:

Edward Shelton –President of Home Owners’ Association – Present
Ron Pickering, BOD Director – Present
Allen Touchet, BOD Director – Present
Don Beckham, BOD Director – Absent
Lahanna Gwosdz, BOD Director – Present
Nick Mason, BOD Director – Absent

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

HOA/BOD Meeting Minutes: January 6, 2026

Allen Touchet moved to waive the reading of January 6, 2026, HOA/BOD Meeting Minutes and accept them as presented, Second Nick Mason, Passed unopposed.

Financials: January 2026

Discussion: January 2026 Financial Reports. Operating Account: \$164, 491; Social Committee Funds \$4,097.71; Reserve Account: Capital Improvement \$157,797; Maint. & Repair Fund \$54,262; Reserve Savings Woodforest CD \$104,856 3.50% Exp. 4/20/2026; Total: \$485,505. 2025-2026 Collection Rate 74.41%. Five Year Forecast reviewed.

Ron Pickering moved to approve the Financial Report as presented, Second by Allen Touchet, 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: 2 Improvement Applications – Approved, 1 New Construction Denied request to resubmit with additional information.

Community Center:

Discussion: Storage items in attic need to be removed for access and weight concerns – Pricing options on 40x9 insulated storage container/slab or pilings (wrapped) or storage building including drainage. Gutter and drainage repair at side exterior of Community Center before April – Ron Pickering/Lahanna Gwosdz.

Lahanna Gwosdz moved to approve up to \$7,000 for a 40x9 insulated storage container/slab or pilings (wrapped) out of the Capital Improvement Fund, Second by Allen Touchet, Passed unopposed.

Allen Touchet moved to table the approval of the \$7,000 for a 40x9 insulated storage container/slab or pilings (wrapped) out of the Capital Improvement Fund until the next budget, Second by Ron Pickering. Passed unopposed.

Marquis Maintenance:

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

Mowing:

Discussion: Lots monitored for mowing. Easement parking – possible cable fencing to block off Lot parking. County making repairs to collapsed culvert on Ridgecrest.

Parks:

Sunset Park: Irrigation at Sunset Park (2 heads buried). Bids solicited for repairing the concrete at the Boat Launch.

Sports Court: Finance Committee –pricing resurfacing the courts, replacing backboard and adding Pickle Ball Lines, Volley Ball Court – quotes reviewed for the Sports Park Revamp.

Lahanna Gwosdz moved to approve \$35,000 for the installation of a volleyball court, resurfacing the tennis courts and basketball court, replacing tennis court screens and wall,

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installing benches, workout trail equipment and doggy bag stands out of the Capital Improvement Fund, Second by Ron Pickering. Passed unopposed.

Security Committee:

Discussion: The Security Reports were reviewed. Private Security contracted during the summer for Park & Common Areas – Enforce Restrictions. Patrol Officer Constable – Speeding/Arrests/Criminal Trespass 40 hrs. a month. Reduce to 8hrs to be within Budget.

Social Committee:

Discussion: New page added to the website for the Social Committee. Easter Events – Flyer.

New Business:

Discussion: Association storage Lot to help reduce trailers, etc. in driveways.

Action Taken in Executive Session:

Ron Pickering moved to approve to send 21 delinquent accounts \$1,400 and above to the Association's Attorney for Liens, Second by Allen Touchet, Passed unopposed.

Adjourned Board of Directors Meeting 8:17pm.

Next HOA Meeting – Tuesday, March 10, 2026 7:00pm

Submitted by Jennifer Stanley, March 10, 2026