

CIA of Lake Conroe Hills, Inc.

**MINUTES
FROM HOA AND BOARD OF DIRECTORS MEETING
Tuesday, March 10, 2026
7:00pm**

The HOA meeting was called to order at 7:07pm by Edward Shelton, President.

Present – Edward Shelton –HOA President
Absent – Dan Morris – Vice President
Present – Denise Smith – Treasurer
Vacant – Secretary

ACMG – Jennifer Stanley, Community Manager

Owners Sign In

New Business: N/A

The meeting was adjourned at 7:07pm.

The Board of Directors meeting was called to order at 7:08pm by Edward Shelton, President.

Present – Edward Shelton –HOA President
Present - Ron Pickering BOD Director
Absent – Allen Touchet BOD Director
Present – Don Beckham BOD Director
Present – Lahanna Gwosdz BOD Director
Absent – Nick Mason BOD Director

ACMG – Jennifer Stanley, Community Manager

Owners Sign In

Minutes: February 10, 2026 Board of Directors Meeting Minutes

Don Beckham moved to waive the reading of the minutes and approve the February 10, 2026, HOA and Board of Directors Meeting Minutes as presented, Second by Ron Pickering, Passed unopposed.

CIA of Lake Conroe Hills, Inc.

Financials: The Board reviewed the February 2026 Financial Statements \$148,575 in Operating Fund; Reserve Fund: Capital Improvement Fund \$157,797; Maint. & Repair Fund \$54,266; Savings Acct CD \$104,85 Social Committee Fund \$4,097; Total \$469,593. Collections for 2025-2026 Dues 75.66%.

Old Business:

Community Center:

Discussion: Sewer line repairs – Hays Utility under the street completed. Gutters/french drains/catch basins/walkway - bids reviewed.

Don Beckham moved to approve up to \$7,000 for Community Center repairs of a walkway and drainage from the Capital Improvement Fund, Second by Ron Pickering, Passed unopposed.

Mowing – Starting in Spring

Security – Reviewed current reports.

Ridgecrest – County is repairing under road drainage at the end of the canals.

Parks:

Duckling Park – Clean-up for Spring

Sunset Park – Bids have been solicited for Boat Ramp repairs and are being reviewed.

Josey Park – Repairs are underway, adding water service.

Social Committee:

Spring Event – Market/Garage Sale

Summer Kick Off

New Business:

1 Owners request for a variance in building line

Results of Discussion in Executive Session:

Don Beckham moved to approve a variance in the building line for new construction on Bunker Hill to accommodate for fitting the house on the Lot approximately 5ft, Second by Lahanna Gwosdz, Passed unopposed.

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Adjournment of Board of Directors Meeting:

The Board of Directors meeting was adjourned at 8:20pm.

Next Meeting:

April 14, 2026 7:00pm

Approved