

CIA of Lake Conroe Hills, Inc.

**MINUTES
FROM HOA AND BOARD OF DIRECTORS MEETING
Tuesday, April 14, 2026
7:00pm**

The HOA meeting was called to order at 7:00pm 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 7:01pm.

The Board of Directors meeting was called to order at 7:01pm by Edward Shelton, President.

Present – Edward Shelton –HOA President
Absent - Ron Pickering BOD Director
Present – 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: March 19, 2026 Special Call Board of Directors Meeting Minutes and the March 10, 2026 HOA and Board of Directors Meeting Minutes

Don Beckham moved to waive the reading of the minutes and approve the March 19, 2026 Special Call Board of Directors Meeting Minutes, with corrections and the March 10, 2026 HOA and Board of Directors Meeting Minutes with corrections as presented, Second by Lahanna Gwosdz. Passed unopposed.

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Financials: The Board reviewed the March 2026 Financial Statements \$142,408 in Operating Fund; Reserve Fund: Capital Improvement Fund \$157,797; Maint. & Repair Fund \$54,271; Savings Acct CD \$104,856 Social Committee Fund \$4,097; Total \$463,430. Collections for 2025-2026 Dues 77.15%.

Don Beckham moved to approve rolling over the 13-month Woodforest National Bank CD, Second by Allen Touchet, Passed unopposed.

Old Business:

Community Center:

Discussion: Repairs completed - Walkway and drainage.

Mowing – Starting in Spring

Security – Reviewed current reports. Discussion regarding drinking at Sunset Park – funding for private security at the park.

Parks:

Duckling Park – Clean-up for Spring

Sunset Park – Boat Ramp Repairs approved, estimated commencement date May 18, 2026 – should schedule after Memorial Weekend. Boat Ramp fencing – discussion. Signage – Private Park, Surveillance Cameras.

Josey Park – Repairs are underway, adding water service.

Social Committee:

Spring Event – Market/Garage Sale – Successful!
Summer Kick Off

Discussion: Budget for helpers on the Social Committee (Director/Setup/Tear Down/Cleanup).

New Business: N/A

Adjournment of Board of Directors Meeting:

The Board of Directors meeting was adjourned at 8:15pm.

Next Meeting:

May 12, 2026 7:00pm