

# CIA of Lake Conroe Hills, Inc.

**MINUTES  
FROM HOA AND BOARD OF DIRECTORS MEETING  
Tuesday, May 12, 2026  
7:00pm**

**The HOA meeting was called to order at 7:02pm by Edward Shelton, President.**

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

ACMG – Jennifer Stanley, Community Manager

Owners Sign In

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**New Business:**

**Nominating Committee Appointments:**

Mrs. Mason was appointed to the Nominating Committee – June 9, 2026

HOA Terms (1 Year):

HOA President  
HOA Vice President  
HOA Secretary  
HOA Treasurer

BOD Terms (3 Years)

1 BOD Position

The meeting was adjourned at 7:03pm.

**The Board of Directors meeting was called to order at 7:04pm by Edward Shelton, President.**

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

ACMG – Jennifer Stanley, Community Manager  
Owners Sign In

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**Minutes: April 14, 2026 HOA and Board of Directors Meeting Minutes**

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*Nick Mason moved to waive the reading of the minutes and approve the April 14, 2026 HOA and Board of Directors Meeting Minutes as presented, Second by Ron Pickering. Passed unopposed.*

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**Financials:** The Board reviewed the April 2026 Financial Statements \$115,552 in Operating Fund; Reserve Fund: Capital Improvement Fund \$157,797; Maint. & Repair Fund \$25,750; Savings Acct CD \$104,856 Social Committee Fund \$4,189; Total \$408,145 Collections for 2025-2026 Dues 78.21%.

**Discussion:** The 13-month Woodforest National Bank matured on 4/20/2026, a new CD was purchased for 8 months at 3.50% maturity 12/23/2026.

**Budget 2026-2027** – The Board reviewed the draft 2026-2027 Operating Budget with recommendations from the Finance Committee to set the 2026-2027 Annual Dues at \$286.96 per Lot.

Ron Pickering approves the Treasurer’s Report as presented, Second by Nick Mason, Passed unopposed.

**Old Business:**

**ACC Report:**

**Community Center:**

**Discussion:** A/C serviced – replaced valve. Allen Touchet will donate a refrigerator with freezer for the Community Center.

**Marque Maintenance:**

**Discussion:** Damage from vehicle accident – Board will have inspected for damage.

**Mowing** – Started mowing vacant lots as needed.

**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 a week after

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Memorial Day weekend. Boat Ramp fencing – Signage – Private Park, Surveillance Cameras.

**Josey Park** – Repairs are underway, adding water service.

## **Social Committee:**

**Memorial Day Event** – May 25, 2026 Events at Josey Park

**EZ Fiber** – Has offered to host a Community Event.

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

## **New Business:**

### **Website Upgrades:**

**Discussion:** \$29.99 a month to upgrade website – pop-ups/collect email addresses.

Lahanna Gwosdz moved to approve the website upgrade, Second Nick Mason, Passed unopposed.

### **Ezee Fiber:**

**Discussion:** Send red lined contract to EZ Fiber for edits.

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### **Adjournment of Board of Directors Meeting:**

The Board of Directors meeting was adjourned at 8:09pm.

### **Next Meeting:**

June 9, 2026 7:00pm – Elections