

CIA of Lake Conroe Hills, Inc.

MINUTES FROM HOA AND BOARD OF DIRECTORS MEETING Tuesday, June 9, 2026 7:00pm

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

New Business:

Elections:

Irene Mason - Nominating Committee

HOA Terms (1 Year):

HOA President – Edward Shelton - Nominated
HOA Vice President – Dan Morris – Incumbent
HOA Secretary - Vacant
HOA Treasurer – Vacant

BOD Terms (3 Years)

1 BOD Position – Lori Caruso

Don Beckham moved to elect the Nominees for both the HOA Officer positions and the Board of Director position by acclamation, Ron Pickering second by, Passed unopposed.

New Business:

Discussion: Board of Directors will appoint vacant positions. Josey Park – people drove off into ditch – road easement. Road easement repairs – County responsibility. Request to have Board send a letter to the County regarding the Hackberry cul-de-sac drop-off elevation and drainage concerns. Sunset Park – Private Security (July) and fencing. Disposal of trash at future parties – dumpsters. Culvert erosion at Moon Rd. & Lake Conroe Hills. Request to hold a Yoga class weekly with a certified teacher at no cost.

The meeting was adjourned at 7:54pm.

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The Board of Directors meeting was called to order at 7:56pm by Edward Shelton, President.

Present – Edward Shelton –HOA President
Present - 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: May 12, 2026 HOA and Board of Directors Meeting Minutes

Don Beckham moved to waive the reading of the minutes and approve the May 12, 2026 HOA and Board of Directors Meeting Minutes as presented, Second by Ron Pickering. Passed unopposed.

Financials: The Board reviewed the May 2026 Financial Statements \$107,590 in Operating Fund; Reserve Fund: Capital Improvement Fund \$157,797; Maint. & Repair Fund \$25,755; Savings Acct CD \$108,844 Social Committee Fund \$4,189; Total \$404,176 Collections for 2025-2026 Dues 78.96%.

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 (10% Increase).

Don Beckham approves the Treasurer's Report as presented, Second by Ron Pickering, Passed unopposed.

Don Beckham moved to approve the 2026-2027 Budget and set the Annual Dues at \$286.96 per Lot. Second by Ron Pickering. Passed unopposed.

Old Business:

ACC Report:

Community Center:

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

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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 – private security at the park.

Don Beckham moved to amend the current budget and approve \$7,700 for private Security for June. Ron Pickering seconds the motion. Passed unopposed.

Parks:

Duckling Park –

Sunset Park – Boat Ramp Repairs approved, contract updates. Work has started estimated completion by July 4th weekend. Boat Ramp fencing – Signage – Private Park, Surveillance Cameras.

Josey Sports Park – Cleanup track, benches & tables – add concrete slab/additional BBQ grills/water (tap fee for meter) culverts & lighting.

Social Committee:

July 4th Event - EZ Fiber – Hosting Community Event Food Truck

Yoga Class – Owner to submit application.

Don Beckham moved to tentatively approve the Social Committee allowing the request For a weekly Yoga Class. Second by Ron Pickering.

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 8:30pm.

Next Meeting:

July 14, 2026 7:00pm – HOA & BOD Meeting.