

CIA of Lake Conroe Hills, Inc.

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

The HOA meeting was called to order at 7:04pm by Edward Shelton, President.

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

ACMG – Jennifer Stanley, Community Manager

Owners Sign In

New Business:

Elections:

Swearing In of HOA Officers & Board Members:

HOA Terms (1 Year):

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

BOD Terms (3 Years)
1 BOD Position – Lori Caruso

Lahanna Gwosdz preformed the swearing in of the Officers and Board Members.

New Business: N/A

The meeting was adjourned at 7:05pm.

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The Board of Directors meeting was called to order at 7:06pm 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: June 9, 2026 HOA and Board of Directors Meeting Minutes

Don Beckham moved to waive the reading of the minutes and approve the June 9, 2026 HOA and Board of Directors Meeting Minutes as presented, Second by Lori Caruso. Passed unopposed.

Financials: The Board reviewed the June 2026 Financial Statements \$112,962 in Operating Fund; Reserve Fund: Capital Improvement Fund \$157,797; Maint. & Repair Fund (-\$24,781); Savings Acct CD \$108,844 Social Committee Fund \$4,189; Total \$359,011 Collections for 2025-2026 Dues 81,05%.

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

Finance Committee:

Don Beckham moved to appoint Dan Morris to serve on the Finance Committee, Second by Lori Caruso. Passed unopposed.

Bank Resolution:

Don Beckham moved to remove Denise Smith as a signer on the Woodforest National Bank – Operating Account, Association Alliance - Reserve Account, Association Alliance - Social Fund and the Woodforest National Bank - Savings CD, and replace signers with Don Beckham and Dan Morris, Second by Lahanna Gwosdz. Passed unopposed.

Old Business:

ACC Report:

Discussion: Roles & Responsibilities of the Architectural Control Committee – meeting with Board.

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Mowing – Started mowing vacant lots as needed.

Discussion: Trees hanging over road near Sewer Plant – Don Beckham will mention at the MUD meeting.

Security – Reviewed current reports for the Security Patrol and Private Security at Sunset Park/Boat Ramp and Common Areas.

Discussion: Private Security – most common occurrences: Non-residents, alcohol, number of guests (over 2 Guests), after hour violations.

Sunset Park -

Discussion: Surveillance cameras – examples – Don Beckham. Approximately \$5000-\$6000 project to set up a system.

Don Beckham moved to approve a budget of up to \$6000.00 to install a surveillance camera system for the common areas, Second by Ron Pickering. Passed unopposed.

Don Beckham moved to approve 2 internet lines for the both the Community Center and Sunset Park for a surveillance camera system, Second by Lori Caruso. Passed unopposed.

Hays Utility – Boat Ramp/Park -

Discussion: Upgrades and expansion to Lift Station. Attorney review - MUD Lift Station expansion in exchange for additional HOA property and installation of Fencing and Access Control.

Resolution:

Don Beckham moved that the Board declares that the DESC small property piece at the Sunset Park is less than a \$500 value and grant the easement to the MUD as long as needed, then it would revert back to the Association, Second by Ron Pickering. Passed unopposed.

Josey Sports Park – Cleanup track, benches & tables – add concrete slab/additional BBQ grills/water (tap fee for meter) culverts & lighting. Tennis Court – combo lock was missing – Dickey Hurst has replaced. Lahanna will price locking mechanism for new tables/or pads to bolt down.

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Social Committee:

July 4th Event - EZ Fiber – Hosted Community Event Food Truck.

Yoga Class – Scheduled weekly- Mondays.

Additional Community Events – Lahanna Gwosdz

New Business:

Acceptance of Resignation of Board Position:

Nick Mason submitted his resignation due to work constraints.

Appointment of Vacant Position:

Don Beckham moved to appoint Ronald Pickering to fill the vacant Board Position left by Nick Mason (2028 Term), Second by Lori Caruso. Passed unopposed.

Adjournment of Board of Directors Meeting:

The Board of Directors meeting was adjourned at 8:52pm.

Next Meeting:

August 11, 2026 7:00pm – HOA & BOD Meeting.