

CIA of Lake Conroe Hills, Inc.

MINUTES FROM HOA AND BOARD OF DIRECTORS MEETING Tuesday, August 11, 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: N/A

The meeting was adjourned at 7:04pm.

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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
Present – Allen Touchet BOD Director – Left Meeting 8:00pm
Present– Don Beckham BOD Director
Absent– Lahanna Gwosdz BOD Director
Present– Lori Caruso BOD Director

ACMG – Jennifer Stanley, Community Manager
Owners Sign In

Minutes: July 14, 2026 HOA and Board of Directors Meeting Minutes

Don Beckham moved to waive the reading of the minutes and approve the July 14, 2026 HOA and Board of Directors Meeting Minutes with changes, Second by Lori Caruso. Passed unopposed.

Financials: The Board reviewed the July 2026 Financial Statements \$212,330 in Operating Fund; Reserve Fund: Capital Improvement Fund \$157,797; Maint. & Repair Fund (-\$24,779); Savings Acct CD \$108,844 Social Committee Fund \$4,189; Total \$458,382 Collections for 2025-2026 Dues 55.67%. Allen Touchet reviewed the 2025-2026 Year End Financial overview.

Allen Touchet moved to transfer \$80,000 of the 2025-2026 retained earnings from the Woodforest National Bank into the Association Alliance Bank Reserve – Maintenance Account, Second by Don Beckham, Passed unopposed.

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

Old Business:

ACC Report:

Discussion: Roles & Responsibilities of the Architectural Control Committee – meeting with Board. 3 Improvements Applications Approved.

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Community Center:

Security Cameras:

Discussion: 4 Cameras on Community Center /Server/internet have been installed. Cameras/poles for Parks needed (4 cameras at Sunset Park) – Budget discussion. \$4000.00 approximately spent for the installed infrastructure spent out of the \$6,000 approved.

Edward Shelton moved to approve an additional Budget of up to \$10,000 for the installation of poles and 4 cameras at Sunset Park, Second by Don Beckham. Passed unopposed.

Soliciting:

Discussion: No soliciting signs on individual properties to prevent.

Mowing: 4-5 Lots mowed, force mowing of abandoned property.

Discussion: Montgomery County needs addresses near vacant lots to request mowing.

Security:

Discussion: Private Security will continue through the 2nd week of September. Addition of the fencing/access control will help with compliance.

Security Camera Access Committee & Policy:

Discussion: Will work on Policy & Procedures for next meeting.

Adjournment of Board of Directors Meeting:

The Board of Directors meeting was adjourned at 8:17pm.

Next Meeting:

September 8, 2026 7:00pm – HOA & BOD Meeting.