CIA of Lake Conroe Hills, Inc.

MINUTES
FROM HOA AND BOARD OF DIRECTORS MEETING
Tuesday, September 8, 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
Vacant – Treasurer
Vacant – Secretary

ACMG – Jennifer Stanley, Community Manager

Owners Sign In

New Business: N/A

The meeting was adjourned at 7:02pm.

Approved

CIA of Lake Conroe Hills, Inc.

The Board of Directors meeting was called to order at 7:03pm 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
Present– Lori Caruso BOD Director

ACMG – Jennifer Stanley, Community Manager
Owners Sign In

Minutes: August 11, 2026 HOA and Board of Directors Meeting Minutes

Don Beckham moved to waive the reading of the minutes and approve the August 11, 2026 HOA and Board of Directors Meeting Minutes with changes, Second by Ron Pickering. Passed unopposed.

Financials: The Board reviewed the August 2026 Financial Statements $143,867 in Operating Fund; Reserve Fund: Capital Improvement Fund $157,797; Maint. & Repair Fund 41,933; Savings Acct CD $108,844 (8mo 12/23/26 3.50%) Social Committee Fund $6,341; Total $458,783 Collections for 2026-2027 Dues 65.32%.

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

Old Business:

ACC Report:

Community Center:

Discussion: Door sweeps installed on the front door. Updating inside of BBQ Grills – pricing.

Mowing: Keeping ditches cleared, 4-5 Lots being mowed.

Security:

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

Approved

Josey Park:

Discussion: Bidding concrete pads for tables.

Security Cameras:

Discussion: Don Beckham added to the Security Committee. Josey Park/Sunset Park Light poles – quote for 10 lights/cameras/concrete approx. $3,400 per pole. Board will focus on installing 3 Poles/lights for the surveillance cameras at Sunset Park and will evaluate future installation at Josey Park.

Security Camera Access Committee & Policy:

Discussion: The Board will develop language for a comprehensive policy for editing and final review by the Attorney.

Sunset Park:

Discussion: Easement Agreement executed by Board.

Events: Garage Sale – October 3, Market Night December 5

Discussion: Book Exchange – installing in front of Community Center.

Communications: Lori Caruso

Discussion: Developing a Newsletter.

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

Next Meeting:
October 13, 2026 7:00pm – HOA & BOD Meeting.

Approved