

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE LAKEMONT COMMUNITY ASSOCIATION HELD ON JANUARY 24, 2022, AT 5:00 P.M. VIA ZOOM.

BOARD DIRECTORS PRESENT

Priscilla Gomez
Larry Perkins
Angela Coy
Todd Pagni
Mirna Odums

DIRECTORS ABSENT

EXECUTIVE SESSION

The Spencer Company Team joined the executive session to discuss company operations, landscape procedures, provided a report on upcoming and completed landscape upgrades. It was reported that during the first 3 weeks, The Spencer Company focused on leaf removals throughout the community, including around the lakes. As seasonal color installed by Earth Care was under par, winter annuals were installed. In the upcoming weeks The Spencer company will begin pruning and removing all dead material, in addition to installing pre-post emergent on all turf through out the community.

Areas of concern which included all esplanades, pools, entrance by Ivy Kids (FM1093) were addressed, the Board requested proposals for upgrades.

Larry Perkins discussed the importance of connecting with the MUD, as the may critical information regarding irrigation and all fountains.

Onsite storage of landscape equipment was also discussed, Tracy Graham and Jimmy Roberts (The Spencer Company) will work together to find the best location for equipment storage.

The Board reviewed a noticed from The Railroad Commission pertaining to Lakemont CA, it was advised that the noticed be reviewed by the MUD attorney.

Sarah Vera pay increase was discussed, pending further onboarding information.

The Board reviewed several waiver requests.

It was requested that Trident Aquatics attend the next Board meeting in February to discuss 2022 pool season.

CALL TO ORDER

The meeting was called to order at 5: 31 p.m.

ACTION TAKEN OUTSIDE OF A MEETING

The Board terminated Earth Care Landscape contract and approved The Spencer Company landscape proposal to begin on January 1, 2022.

IN ATTENDANCE

Tracy Graham, Jessica Delgado from Graham Management were in attendance and took the meeting minutes, in addition to Sara Vera the onsite coordinator. Other residents attended via zoom.

APPROVAL OF MINUTES

The Board approved the minutes from October 25, 2021, as written.

FINANCIAL REPORT

The financial report was reviewed. It was reported the association has approximately \$795,000.00 in operating funds and approximately \$1.8 M in reserve funds, in addition to a \$180,614.06 end of the year reserve contribution. The current collection rate for the receivables is 98% collected year in end 2021.

LEGAL

The Board reviewed and discussed the legal report summary. The Board reviewed and approved several residents for legal action and foreclosure lawsuits for non-payment of assessments.

MANAGEMENT REPORT

The board reviewed the monthly inspection report provided and discussed recent actions.

DEED RESTRICTIONS/ ACC APPEALS

No deed restrictions or ACC appeals were reviewed.

OLD BUSINESS

Winter Insurance Claim- Tracy Graham reported that the winter insurance claim is under further review with the insurance carrier as it was originally denied.

NEW BUSINESS

Pool Replaster- The Board reviewed, and approved Pools by Dallas bid to replaster pool 1.

Pool Chlorinator- The Board reviewed and approved Trident Aquatics bid to replace the chlorinator at pool 1.

Pool Shade Cover- The Board reviewed and approved Mckenna Construction pool shade cover replacement at pool 2.

Mosquito Contract- The Board approved a 3-year mosquito contract from Cypress Creek Pest Control.

Trident Aquatics- It was requested by The Board that Trident Aquatics attend Februarys Board Meeting to discuss how pool procedure and can be improved for 2022 pool season.

HOMEOWNER FORUM

Tracy Graham informed all homeowner present of items discussed in executive session which included, a new Landscape Contract, deed restriction process, duck removals at pool 1. A homeowner inquired about a Sheriff's contract, and was advised that the Board has reviewed this option several times in the past, The board advised that due to cost this option was not considered.

NEXT MEETING DATE

The next meeting will be held on February 28, 2022, at 4:30 pm.

ADJOURNMENT

There being no further business to discuss, the Board meeting was adjourned at 6:09 p.m.

DATE

APPROVED