

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE LAKEMONT COMMUNITY ASSOCIATION HELD ON FEBRUARY 28, 2022, AT 4:30 P.M. VIA ZOOM.

BOARD DIRECTORS PRESENT

Priscilla Gomez
Larry Perkins
Angela Coy
Todd Pagni
Mirna Odums

DIRECTORS ABSENT

EXECUTIVE SESSION

The Board met with Mike Patterson from Trident Aquatics to discuss the pool contract. The Board requested that all maintenance reports be sent to the onsite manager weekly. Mike from Trident informed the Board that the contract cost for 2023 will have to be increased. After some discussion, the Board voted to hold a special meeting with the pool company to discuss the contract and other issues further.

The Board discussed the duck nuisance at pool 1. Additional duck removal quotes will be obtained to try to get control of the duck problem. The Board requested a bid be obtained from the landscape company to make the pool area non-friendly for the ducks and their nests and eggs. All weekly landscape reports will be emailed to the Board weekly per the Board's request.

A request from Lewis Operating, the drill site operating company, to install electrical poles near their drill site. The Board requested the attorney review the request.

The Board reviewed several waiver requests and made decisions on a case-by-case basis.

There was discussion about an owner who claimed to have tripped on the sidewalk. The area will be inspected and repaired if needed.

CALL TO ORDER

The meeting was called to order at 5: 40 p.m.

ACTION TAKEN OUTSIDE OF A MEETING

The Board approved pool 1 interior light replacement proposal from Pools by Dallas.

IN ATTENDANCE

Tracy Graham and Jessica Delgado and Sarah Vera from Graham Management were in attendance. Other residents attended via zoom.

APPROVAL OF MINUTES

The Board approved the minutes from January 24, 2022, as written.

FINANCIAL REPORT

The financial report was reviewed. It was reported the association has approximately \$1.3M in

operating funds and approximately \$1.8M in reserve funds. The current collection rate for the receivables is 81%. Late statements have been mailed.

LEGAL

The Board reviewed and discussed the legal report summary.

MANAGEMENT REPORT

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

DEED RESTRICTIONS/ACC APPEALS

There were no deed restriction issues that required attention. There were no ACC appeals.

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.

Trident Aquatics- The 2022 pool maintenance contract was tabled for additional discussion at a later date.

NEW BUSINESS

Shade Structure Paint Bids- The Board requested additional information be obtained from the bidders about the rust and how many coats of paint they all recommend. In addition, more information will be obtained regarding the warranty.

Trash Bins- The Board requested “apples to apples” bids for the trash can replacement and the bids should be the same style of trash can as the ones we have now with cover.

Door King - The Board approved replacement of pool 1’s card reader system panel, with the condition that a surge protector is installed.

Motorcycle Patrol- The Board tabled the discussion about hiring additional patrol officers until supplemental information is received.

HOMEOWNER FORUM

Diane Perkins requested further inspection of common area sidewalks and homeowner sidewalks for tripping hazards.

Mirna Odums advised homeowners to stay vigilant due to the increased crime rates.

Todd Pangi mentioned traffic concerns at the Mason Road and Bellair Blvd. Intersection. The Board encouraged all homeowners to contact the Sheriff’s Department and request an increase in patrol in Lakemont.

Larry Perkins announced the MUD repairs were completed at Lake 2.

NEXT MEETING DATE

The next meeting will be held on March 28, 2022, at 5:00 pm.

ADJOURNMENT

There being no further business to discuss, the Board meeting was adjourned at 6:10 p.m.
