

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE LAKEMONT COMMUNITY ASSOCIATION HELD ON MARH 28, 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

Graham Management reported that pool 1 resurface, and pool 2 re-lamination, was completed by Pools by Dallas.

Trident Aquatics is scheduled to remove all broken pool furniture and unused equipment on 3/30/22. Trident will also start sending the maintenance reports.

The Board requested pressure washing bids for the pool decks, pool houses and common area sidewalks around both pools.

The Board requested a revised landscape proposal for pool 1 to only include removal of all shrubs and grass; and replace it with sod only.

Several account waivers were reviewed and decisions were made by The Board.

CALL TO ORDER

The meeting was called to order at 5: 30 p.m.

ACTION TAKEN OUTSIDE OF A MEETING

The Board approved hiring a motor patrol officer to issue speeding tickets at busy intersections for a 90-day (about 3 months) period; and will review after a 60-day period if needed.

The Board approved increased duck removals to once a week by TMX Pest Solutions, until pool opening weekend.

IN ATTENDANCE

Tracy Graham, 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 February 28, 2022, as written.

FINANCIAL REPORT

The financial report was reviewed. It was reported the association has approximately \$1.38M in operating funds and approximately \$1.8M in reserve funds; with a \$75k surplus. The current collection rate for receivables is 87%. The 2021 tax return was approved for filing. Graham

Management reported that the initial collections letters, as well as the certified collection letters, had been sent to owners whose assessments remain unpaid.

LEGAL

The Board reviewed and discussed the legal report summary. Several accounts were approved for lawsuits for non-collection which will include 2022 assessment.

MANAGEMENT REPORT

The board reviewed the monthly inspection report and discussed recent actions. Sarah Vera stated that volunteers are needed for the Easter Event in addition to future events. It was also reported that several sidewalk repairs are scheduled to be completed in the upcoming weeks and that the dip at the entrance to the dog park had been filled.

Sarah Vera the onsite manager gave a report on recent repairs and upgrades to the neighborhood. The Board requested that these updates be e-blasted out to the neighborhood to keep everyone informed.

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.

NEW BUSINESS

Shade Structure Paint Bids- The Board approved D&L Contracting to repaint the shade structure located on Lakemont Bend Lane. The approved proposal included 1 coat of paint and a primer.

Trash Bins- The Board approved Mckenna Construction to replace the trash bin at pool 2, if price could be reduced to \$1,545.00.

Sand Filters Replacement Bid – The Board reviewed a sand filter replacement bid for pool 2 provided by Dallas after completion of the pool re-lamination. The Board requested a bid from Trident for additional review.

Duck Preventative Solutions- The Board reviewed and considered several proposals to prevent the community ducks from accessing and polluting the pool and approved the following actions:

Elite Wildlife - The Board approved Elite Wildlife proposal to install 2 lasers in the pool area to prevent the ducks from swimming in the pool.

Pool 1 Relandscape Proposal- The Board reviewed a landscape proposal for pool 1 provided by The Spencer Company. It was requested to replace all shrubs and grasses with sod to prevent the ducks from nesting around the pool.

Supplemental Fencing Around Pool- The Board approved Mckenna Construction proposal to install 3ft of mesh fencing around the pool to prevent ducklings from entering the area.

TMX Pest Control- The Board approved to increase the duck removals to once a week until the pool opens in May.

HOMEOWNER FORUM

Diane Perkins requested for the ducks to be relocated to the Dimond Cove area and inquired

about Tridents Aquatics pool maintenance.

Mrs. Cryer advised that her fence should be repaired within the week. Management will note her account as a notice was mailed.

Sam Muqattash, was not present to meet with the Board to discuss his account regarding the notices mailed to his property.

NEXT MEETING DATE

The next meeting will be held on April 25, 2022, at 5:00 pm.

ADJOURNMENT

There being no further business to discuss, the Board meeting was adjourned at 6:11 p.m.

DATE

APPROVED