

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE LAKEMONT COMMUNITY ASSOCIATION HELD ON APRIL 25, AT 5:00 P.M. VIA ZOOM.**

**BOARD DIRECTORS PRESENT**

Priscilla Gomez  
Larry Perkins  
Angela Coy

**DIRECTORS ABSENT**

Mirna Odums  
Todd Pagni

**EXECUTIVE SESSION**

The Board scheduled the annual meeting for Monday June 6, at 6pm at the Lakehouse.

Graham Management reported that Landscape in pool 1 was removed and cleared but the ducks persist in the area.

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

**CALL TO ORDER**

The meeting was called to order at 5: 00 p.m. due to incorrect meeting information posted on Facebook by a homeowner.

**ACTION TAKEN OUTSIDE OF A MEETING**

No action was taken outside of the meeting.

**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 March 28, 2022, as written.

**FINANCIAL REPORT**

The financial report was reviewed. It was reported the association has approximately \$1.73M in operating funds and approximately \$1.88M in reserve funds. The current collection rate for receivables is 92%.

**LEGAL**

The Board reviewed and discussed the legal report summary. The Board approved two accounts for lawsuits for non-collection which will include 2022 assessment. It was reported that several accounts paid a substantial amount in legal and assessment fees.

**MANAGEMENT REPORT**

The Board reviewed the monthly inspection report and discussed recent actions. Sarah Vera stated that a total of 6 homeowners volunteered to serve on the Yard of the Month committee. It was also reported that the new sod and preventive lasers installation in pool 1 are to be completed within the coming week. In addition to pool 1 upgrades, it was reported that graffiti

was remove from the common areas, in addition to regular tree maintenance. A resident requested to have the billboard along Westpark Toll removed due to disrepair; management will contact the builder to remove or make the necessary repairs. The onsite coordinator will review Lakemont Community web page and update forms and information as needed.

**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**

Common Area Sidewalk Repairs- The Board approved Leveled Concrete to repair several areas of uneven sidewalks throughout the common areas. It was requested that sidewalks at the entrance of each section are inspected for repairs.

Pool Deck Pressure-Washing Bids- The Board approved JAK Environmental to pressure wash the pool decks, pool houses and lake house.

**HOMEOWNER FORUM**

Mr. Tran requested a hold on his shared fence due to a fire that is under investigation. Mr. Tran also requested for the association to trim common area trees along Dimond Cove and Golden Sky, in addition to repairing the wooden and concrete fence as needed.

Mr. Miller requested an article be emailed to all residents informing them of their responsibility of maintaining the sidewalks in front of their homes, including tripping hazards to walking pedestrians.

Ms. Judy inquired about bank processing fees in addition to fence replacement processes with the ARC and neighboring properties.

A homeowner requested for additional community events to include pool parties and movie nights.

Mr. Ghalib, requested additional information regarding the new park to be built on Bellaire and Lakemont Bend. The Mud will be providing additional information during the annual meeting. It was requested for the on-site coordinator to install an office sign to indicate lunch hours.

**NEXT MEETING DATE**

The next regular meeting will be held on June 27, 2022, at 5:30 pm.

**ADJOURNMENT**

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

---

**DATE**

---

**APPROVED**