

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE LAKEMONT COMMUNITY ASSOCIATION HELD ON JUNE 27, AT 5:30 P.M. VIA ZOOM.

BOARD DIRECTORS PRESENT

Priscilla Gomez
Larry Perkins
Angela Coy
Mirna Odums

DIRECTORS ABSENT

Todd Pagni

EXECUTIVE SESSION

The Board reviewed a Security Measure Policy as requested by homeowners during the Annual Meeting.

The Board reviewed 3 landscape proposals submitted by Spencer Company. The Board requested review of areas in need of sod and ensure irrigation is located at all locations.

The Board requested the irrigations timers to be scheduled to operate during non-peak due to increased demand on water supply. Timers are to be scheduled between 8pm and 5am.

Several account waivers were reviewed, and decisions were made by The Board. The Board tabled review of a waiver request submitted by a homeowner on Breezy Shore Lane due insufficient information of account information.

CALL TO ORDER

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

ACTION TAKEN OUTSIDE OF A MEETING

No action was taken outside of the meeting.

IN ATTENDANCE

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 April 25, 2022, as written.

FINANCIAL REPORT

The financial report was reviewed and accepted by the Board of Directors. It was reported the association has approximately \$1.07M in operating funds and approximately \$1.88M in reserve funds.

LEGAL

The Board reviewed and discussed the legal report summary. The Board approved 1 account 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 reported that several lifeguards were hired by Trident Aquatics who live in the community. Due to the high turnout, the community pools can operate to full capacity. It was also reported that several repairs were completed on the bulkhead wall around the lakes. In addition to repairs, it was reported that Yellowstone Tree Services would be conducting tree trimming at the entrances to the individual sections throughout the community. Additional sections are to be included based on the contract services. The Board thanked all homeowners for their efforts to maintain their trees. Sarah Vera will be sending out email blast that consist of trash guidelines for tree trimming bundles and heavy waste.

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

Security Measure Policy- The Board approved instating a Security Measure Policy permitting fence height requirements to be between 6-7ft, as requested by homeowners during the annual meeting held on June 6, 2022.

Landscape Bids - The Board approved 1 bid to replace dead Ligustrum's at pool 2 and tabled 2 sod bids due to irrigation checks and high temperatures.

HOMEOWNER FORUM

Mrs. Ninta, inquired about painting the exterior of the wood perimeter fence. It was advised that no stain or paint is permitted on the exterior of the wooden fence.

Mrs. Wilson, inquired about the associations landscape due to bare areas throughout the association. She was advised that Spencer and the Board are actively working to ensure irrigation is installed in the areas in question and will be working on installing sod. It was also advised that the landscape company is working on removing all dead Ligustrum's along Westpark Toll Rd.

NEXT MEETING DATE

The next regular meeting will be held on July 25, 2022, at 5:30 pm.

ADJOURNMENT

There being no further business to discuss, the Board meeting was adjourned at 6:08 p.m.

DATE

APPROVED