

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE LAKEMONT COMMUNITY ASSOCIATION HELD ON AUGUST 22, AT 5:30 P.M. VIA ZOOM.

BOARD DIRECTORS PRESENT

Priscilla Gomez
Larry Perkins
Angela Coy
Mirna Odums
Todd Pagni

DIRECTORS ABSENT

Todd Pagni

EXECUTIVE SESSION

The Board discussed implementing a Forbearance Agreement between homeowners who replaced their roof with an unprovable color. Terms of the agreement will include a \$5,000.00 fine or will request that the homeowner rectify the violation by replacing the roof shingles with an approvable color prior to sale of the property. The Board tabled approval of the Forbearance Agreement, Fine Policy and Amendment to the ARC Guidelines until management provides further clarification of the Associations ability to adopt new policies from the attorney.

The Board reviewed and discussed the proposed 2023 budget. The Board discussed maintaining the assessment fee for 2023-year end. In addition, the Board requested review of contracted services. 2023-year end budget was tabled for further consideration.

Several ARC appeals were reviewed in reference to roof replacements without approval of the ARC department. The Board tabled a decision of the appeal request submitted by several homeowners until further legal advice is received.

Pool Management was discussed. Management will obtain bids for pool maintenance and lifeguard services. Further information regarding the lifeguard incentive was requested for review.

CALL TO ORDER

The meeting was called to order at 5: 32 p.m.

ACTION TAKEN OUTSIDE OF A MEETING

No action was taken outside of the meeting.

IN ATTENDANCE

Tracy Graham, and Jessica Delgado from Graham Management were in attendance, in addition to Sara Vera the On-site coordinator. Other residents attended via zoom.

APPROVAL OF MINUTES

The Board approved the minutes from July 22, 2022, as written.

FINANCIAL REPORT

The financial report was reviewed and accepted by the Board of Directors. It was reported the association has approximately \$792k in operating funds and approximately \$1.88M in reserve

funds. It was also reported that the association has a collection rate of 97%. The 2023 budget is under review.

LEGAL

The Board reviewed and discussed the legal report summary. The Board approved 2 accounts for foreclose due to non-payments of assessments.

MANAGEMENT REPORT

The Board reviewed the monthly inspection report and discussed recent actions. Sarah Vera discussed upcoming events, that included Falls Garage Sale dates and National Night Out. Accommodations will be provided for National Night Out for residents to participate.

DEED RESTRICTIONS/ ACC APPEALS

It was reported that the ARC committee would meet the 1st and 3rd Thursday of every month to review ARC applications.

There were several ARC appeals reviewed:

7422 Avalon Trace(storage shed): The Board denied the storage shed appeal due to the location of the shed on a utility easement.

7135 Rambling Tree Lane(roof): The Board tabled review of the roof replacement appeal due to further review of legal documents.

20810 Garden Arbor Lane (roof): The Board tabled review of the roof replacement appeal due to further review of legal documents.

7111 Rambling Tree Lane (roof): The Board tabled review of the roof replacement appeal due to further review of legal documents.

21231 Knollblossom Lane (roof): The Board approved the appeal request.

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

Roof Amendment to ARC Guidelines- The Board reviewed and tabled a Roof Amendment Policy to the ARC Guidelines until further information is provided by the association attorney.

Roof Fine Policy- The Board reviewed and tabled a Roof Fine Policy until further information is provided by the association attorney.

Roof Forbearance Agreement - The Board reviewed and tabled a Roof Forbearance Agreement until further information is provided by the association attorney.

Monument Repairs and Additions- The Board table review of the repairs to the monuments and addition of monuments along the Bellaire medians, until further review.

Pool Furniture- Bids to replace damaged pool furniture was table until 2023 fiscal season.

Club House Rental Fees- Review of the Lakehouse Fees were tabled until further review.

Events- The Board approved a food truck and outdoor games for National Night Out.

HOMEOWNER FORUM

The homeowner of 21103 Breezy Shore Lane, discussed denial of the fines applied to his

account in regard to the maintenance of the property. It was discussed that the Board approved waiver of the fine associated with the tree replacement. In addition, management confirmed that all violations have been corrected and the MUD has repaired the manhole on the property.

Mr. Tran requested to be included to the ARC committee.

Mrs. Courtney requested landscape upgrades to the Lakemont Bend headed to Westpark Toll.

The Board met in private with the homeowner of 21231 Knollblossom Lane in regard to his denied solar panel/ roof application. After further discussion the Board approved the roof replacement color and solar panel installation.

NEXT MEETING DATE

The next regular meeting will be held on September 26, 2022, at 5:30 pm.

ADJOURNMENT

There being no further business to discuss, the Board meeting was adjourned at 6:27 p.m.

DATE

APPROVED