

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE LAKEMONT COMMUNITY ASSOCIATION HELD ON SEPTEMBER 26, AT 5:30 P.M. VIA ZOOM.

BOARD DIRECTORS PRESENT

Todd Pagni
Mirna Odums
Angela Coy
Pricilla Gomez

DIRECTORS ABSENT

Larry Perkins

EXECUTIVE SESSION

The Board discussed implementing a revised Forbearance Agreement between homeowners who replaced their roof with an unprovable color. Terms of the agreement will include a \$2,500.00 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 reviewed a Fine Policy and Amendment specifically for roof violations only in addition to the First Amendment To The Residential Architectural Guidelines For Lakemont Community Association.

The Board reviewed a fine waiver request from a homeowner on Rambling Tree Lane. The fine waiver was denied as proper notice was give due to the outstanding deed restriction infraction.

CALL TO ORDER

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

ACTION TAKEN OUTSIDE OF A MEETING

On September 12, 2022, the Board approved termination of the sheriff's contract.

IN ATTENDANCE

Jessica Delgado from Graham Management was 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 August 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 \$661k 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. The Board approved to maintain the associations maintenance rate of \$672.28 for 2023.

LEGAL

The Board reviewed and discussed the legal report summary. The Board approved 10 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

There were several ARC appeals reviewed:

20623 Cottage Heath Lane (roof): The Board tabled a final decision of the appeal until the new associations polices are filed.

OLD BUSINESS

Roof Amendment to ARC Guidelines- The Board reviewed and approved the proposed First Amendment To The Residential Guidelines For Lakemont Community.

Roof Fine Policy- The Board reviewed and approved a supplemental Roof Fine Policy to specifically address roof replacements that are not in compliance of the First Amendment To The Residential Guidelines For Lakemont Community.

Roof Forbearance Agreement - The Board reviewed and approved the proposed Roof Forbearance Agreement.

NEW BUSINESS

Pool Contract Bids-The Board tabled review of 2023 Pool maintenance bids for further review.

Playground Mulch – The Board reviewed 3 bids for kiddie mulching all parks (5) throughout the association. The Board approved Mckenna Contracting bid for kiddie mulching.

Review of Additional Power Post for Drill Site- The Board reviewed and approved plans for an additional power post at the intersection of Chasegrove Lane to supply additional power supply to the drill site located on Broad Run Lane and Chasegrove Lane.

National Night Out- Sarah Vera, Lakemont Community Onsite coordinator presented National Night Out food and entertainment plans for the event. It was discussed that the Fort Bend Water Authority would provide a mobile educational water lab. The Fire department and Fort Bend County Sheriff's department will also be in attendance.

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. In addition, management confirmed that all violations have been corrected and the MUD has repaired the manhole on the property. The homeowner was advised that further communication regarding his account was emailed. Communication included photos of the violations where fines were applied. The homeowner was also advised that racial slanders against the Board would no longer be accepted during the association open meeting.

Mr. Tran requested review of an irrigation section by MUD 122 pump station on Lakemont Bend. In addition to irrigation Mr. Tran had tree trimming concerns for areas along Lakemont bend lane and Knoll Briar.

A resident inquired about the repair of mailboxes in the association. It was discussed that USPS is responsible for maintain the mailboxes throughout the association. Management will contact USPS representative to further push the maintenance concern of the mailbox.

Mr. Remadna addressed his concerns in regard to his account due to double payments submitted on his behalf. Management advised that further review of his account will be conducted with in the next day.

NEXT MEETING DATE

The next regular meeting will be held on October 24, 2022, at 5:30 pm.

ADJOURNMENT

There being no further business to discuss, the Board meeting was adjourned at 6:45 p.m.

DATE

APPROVED