

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE LAKEMONT COMMUNITY ASSOCIATION HELD ON OCTOBER 24 AT 5:30 P.M. VIA ZOOM.

BOARD DIRECTORS PRESENT

Todd Pagni
Angela Coy
Pricilla Gomez
Larry Perkins
Mirna Odums

DIRECTORS ABSENT

EXECUTIVE SESSION

The Board reviewed 4 account fee and DRV waiver request.

It was determined that a special intermediate meeting to discuss ongoing community business was needed. A special meeting by the Board of Directors is scheduled for December 19,2022.

The Board requested additional information pertaining to lake flow valve provided by Lake Management.

CALL TO ORDER

The meeting was called to order at 5: 38 p.m.

ACTION TAKEN OUTSIDE OF A MEETING

On December 19, 2022, the Board held a special meeting to discuss potential pool contracts and landscape improvements. No action was taken during this meeting.

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 September 26, 2022, as written.

FINANCIAL REPORT

The financial report was reviewed and accepted by the Board of Directors. It was reported the association has approximately \$463,123.81 in operating funds and approximately \$1.88M in reserve funds. It was also reported that the association has a collection rate of 98%. The 2023 budget was approved with adjustments.

LEGAL

The Board reviewed and discussed the legal report summary.

MANAGEMENT REPORT

The Board reviewed the monthly inspection report and discussed recent actions. The Board reviewed the landscape report provided by management of ongoing landscape improvements and recommended projects. It was reported that fall mulch installation was completed and winter

color was scheduled for November. It was also mentioned that weed treatment was scheduled for the entire community starting in November. Sarah Vera, the onsite coordinator will be sending out additional e-blast communications to the community regarding upcoming holiday events and association dues information. It was reported that management has mailed out all assessments as of October 17.

DEED RESTRICTIONS/ ACC APPEALS

The Board of Directors approved 1 account for attorney action due to non-compliance of the associations deed restrictions.

No ARC appeals were submitted for Board review.

OLD BUSINESS

Pool Contract Bids-The Board tabled review of 3 pool maintenance bids for further review.

NEW BUSINESS

Tree Maintenance Contract Proposals- The Board reviewed tree trimming contracts from various vendors. The Board approved a new tree trimming contract from Superior Lawn Care and terminated services with Yellowstone Landscape.

Supplemental Tree Trimming Bid- The Board tabled a proposed supplemental tree trimming bid from Yellowstone. Management will request for the new tree trimming contractor to review the proposed areas for maintenance.

HOMEOWNER FORUM

Mr. Remadna addressed his concerns in regard to his account due to double payments submitted on his behalf. Management will provide further account information to the homeowner in addition.

Ms. Nancy addressed the Board about the associations reserve account. The Board advised that the reserve account is like a rainy-day fund and yields a 1.2% in interest annually.

NEXT MEETING DATE

The next regular meeting will be held on January 23, 2023, at 5:30 pm.

ADJOURNMENT

There being no further business to discuss, the Board meeting was adjourned at 6:09 p.m.

DATE

APPROVED