

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE LAKEMONT COMMUNITY ASSOCIATION HELD ON JANUARY 23, 2023, 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 interviewed 1 candidate for the Lakemont on-site position.

The Board reviewed 8 homeowner requests for fee waivers due to late payments and DRV fines.

The Board met with Ashley Baum and Brad with Spencer Landscape to discuss landscape recommendations for landscape enhancements along the concrete fence. It was mentioned that the oaks along the concrete fence are creating a heavily shaded areas. Due to the densely shaded areas Spencer will recommend a variety of plants that would thrive under such conditions. Enhancement proposals will be submitted for the Board to review and consider based on budgetary restrictions. Spencer mentioned that due to aging irrigation line and controller's large repairs were needed during 2022 but would not as extensive moving forward in 2023.

CALL TO ORDER

The meeting was called to order at 5: 34 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 October 24, 2022, as written.

FINANCIAL REPORT

The end of the year financial report was reviewed and accepted by the Board of Directors. It was reported the association has approximately \$353,891.77 in operating funds and approximately \$1.88M in reserve funds. It was also reported that the association has a collection rate of 98% for the year of 2022.

LEGAL

The Board reviewed and discussed the legal report summary. The Board approved 6 accounts for foreclosure due to non-payment of assessments.

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 mentioned that Sara Vera the current on-site coordinator has resigned to pursue other opportunities, her last day is scheduled for February 9th.

DEED RESTRICTIONS/ ACC APPEALS

The Board review the deed restriction report and end of the year ARC report provided by Graham Management.

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 reviewed 3 contract proposals for 2023 pool season. Bearfoot Aquatics contract was approved.

NEW BUSINESS

Drill Site Fence Replacement Bids – Management provided 3 wooden fence replacement bids for the damaged fence located at the dog park. The Board request a 4th bid from Turnbuckle and tabled review of bids until a bid is received from Turnbuckle.

Irrigation Repair Bid Spencer- The Board tabled approval of proposed irrigation repair bid from Spencer Landscape for further review.

2022 Tax Engagement Letter- The Board approved Nagesh & Carter, PLLC, tax engagement letter.

Concrete Fence Pressure Washing Bids- Management reported that bids are in process of being obtained.

Landscape Shrub Replacement Bids- Management reported that Spencer is actively working on bids.

Pool Gate Bids- Management provided 3 bids to repair or replace the broken pool gate at pool 1. The Board approved a bid from JD Construction for repairs.

HOMEOWNER FORUM

Ms. Sherley requested additional information pertaining to the ARC process.

Ms. Nancy inquired about mail box maintenance, it was advised that all mailbox maintenance is conducted by the USPS. Management will continue to request for the mailbox to be serviced.

It was discussed that mailboxes in the community were being vandalized and broken into. Steven Matran suggested the HOA install cameras on all mailboxes in the community. The Board advised that his request would be further reviewed.

Mr. Roberts inquired about a fence gap on Garland Path Bend Lane along a common area

walking path. It was also requested to install a fence that would close the gap between both sections to prevent coyotes from the area to access the community. Management advised that a survey would be conducted and emailed to all resident of future improvements and enhancements. Homeowner feedback was requested for the Board to consider while finalizing decisions.

NEXT MEETING DATE

The next regular meeting will be held on February 23, 2023, at 6:09 pm at the Lakehouse.

ADJOURNMENT

There being no further business to discuss, the Board meeting was adjourned at 6:30 p.m.

DATE

APPROVED