

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE LAKEMONT COMMUNITY ASSOCIATION HELD ON APRIL 25, 2023, AT 5:30 P.M. BY ZOOM WEB CONFERENCE.

BOARD DIRECTORS PRESENT

Julia Mercer
Angela Coy
Priscilla Gomez
Larry Perkins
Mirna Bonilla-Odums

DIRECTORS ABSENT

EXECUTIVE SESSION

The Board met with the homeowner of Rambling Tree Lane to discuss an appeal request for fines applied to the account for deed restriction violations.

The Board discussed the Swim Team storage closet. Management will continue to contact the swim team by email to request the removal of the stored equipment in the pool closets.

The Board discussed the community landscape and reviewed several landscape enhancement bids from Spencer Landscape. Concerns regarding pricing and maintenance were discussed. The Board requested additional bids from other landscape companies.

The location and date of the 2023 Annual meeting was scheduled for Monday, June 26, 2023, at 5:30 P.M. It was discussed that the meeting will be held at the Lakehouse located on 21021 Lakemont Bend Lane.

CALL TO ORDER

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

ACTION TAKEN OUTSIDE OF A MEETING

The following actions were taken outside of the meeting:

On April 6, 2023, the Board approved pool equipment repairs, a chemical controller at pool 1 and chlorine towers at pool 2.

On April 6, 2023, the Board approved removal of the bulletin board located in the Court Section.

On April 13, 2023, the Board approved management request to reschedule the monthly meeting from April 24th to April 25th.

IN ATTENDANCE

Jessica Delgado from Graham Management was in attendance, in addition to Cristina Rodriguez the On-site coordinator. Other residents were also in attendance via zoom web conference.

APPROVAL OF MINUTES

The Board approved the meeting minutes from March 27, 2023, as written.

FINANCIAL REPORT

The end of the year financial report was reviewed and accepted by the Board of Directors. It was reported that the association has approximately \$1.1M in operating funds and approximately \$1.9M in reserve funds. It was reported that the association was 90% collected in 2023 assessment fees.

LEGAL

The Board reviewed and discussed the legal report summary. It was reported that the association recovered 6k in past due assessments for the month of April.

MANAGEMENT REPORT

The Board reviewed the monthly inspection report and discussed actions items. The Board reviewed the landscape report provided by management of ongoing landscape improvements and recommended projects. It was mentioned that tree trimming services are scheduled for May 10th and 11th. In addition to the tree trimming project, it was also reported that community pool houses and Lake House are scheduled to be pressure washed on the week ending of May 19th prior to pool opening. All pool repairs approved in March were reported as completed.

DEED RESTRICTIONS/ ACC APPEALS

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

The Board denied the ARC appeal request from the owner of 20803 Mansfield Bay Lane. The application was denied due to inconformity of the association's ARC guidelines.

OLD BUSINESS

Landscape Shrub Replacement Bids- Spencer provided the association bids to replace all shrubs along the concrete fence for consideration in addition to several landscape enhancement bids. The Board voted to table all bids due to cost, further discussion regarding bids by the Board will be conducted. The Board requested management obtain bids from other landscape companies for price comparison.

Irrigation Bids- The Board tabled discussion of 2 irrigation bids due to missing information. Bids are not comparable as landscape has cannot provide current reports due to MUD pump being inoperable and effecting several zones throughout the community.

NEW BUSINESS

Annual Meeting- The 2023 Annual meeting of the members will be held on Monday, June 26, 2023, at 5:30 P.M., at the Lakehouse located on 21021 Lakemont Bend Lane.

Swim Team Closet- The Board reviewed the stored items pertaining to the swim team, management will continue to contact a representative from the Lakemont Seals.

Boy Scouts – A representative from the Boy Scouts was unable to attend the meeting to discuss possible community projects. A representative will be in attendance during the Annual Meeting to meet with homeowners to discuss possible projects.

Events/Adult Only- The Board approved a 21 and up only event at the community pool.

Shade Repair- The Board reviewed a bid to repair a park shade canopy located on 21021

Lakemont Bend Lane. It was requested that the shade structure be replaced and not repaired.
Bridge Repair- The Board approved a repair bid from Mckenna Construction to repair several posts and panels of the crossing bridge located on lake 1.

HOMEOWNER FORUM

Rhohina Juma, discussed her concerns regarding the landscape hedges and missing shrubs along the fence line. The homeowner was advised that some of the hedges were damaged due to the freezes and extreme drought. She also mentioned several homeowner sidewalks in need of repairs on Bright Lake Bend Lane.

Stephan Maitran discussed his concerns regarding irrigation and landscape. He was advised that landscape and management have addressed his concerns.

Ms. Sherly addressed the Board about her concerns pertaining to the ongoing tree trimming service.

NEXT MEETING DATE

The next regular meeting will be held on May 22, 2023, at 5:30 pm via zoom web conference.

ADJOURNMENT

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

DATE

APPROVED