

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

BOARD DIRECTORS PRESENT

Julia Mercer
Angela Coy
Priscilla Gomez
Mirna Bonilla-Odums
Jeff Joseph

DIRECTORS ABSENT

IN ATTENDANCE

Jessica Delgado and Cassandra Perez from Graham Management were in attendance, in addition to Cristina Rodriguez the On-site Coordinator. Several residents were also in attendance via zoom web conference.

EXECUTIVE SESSION

The Board discussed the associations landscape enhancement project.

CALL TO ORDER

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

NEW BUSINESS

Board Position Appointment – Treasurer: It was reported that there was a vacancy on the board for Treasurer. The board unanimously agreed to appoint Jeff Joseph as the Treasurer of the board.

ACTION TAKEN OUTSIDE OF A MEETING

The following actions were taken outside of the meeting:

On April 28, 2023, an increase of mosquito treatments in all common areas was approved, additional services will be rendered after heavy rains ONLY.

APPROVAL OF MINUTES

The Board approved the meeting minutes from April 25, 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 \$1M in operating funds and approximately \$1.9M in reserve funds. It was reported that the association was 94% collected in 2023 assessment fees.

LEGAL

The Board reviewed and discussed the legal summary report. It was reported that the association recovered 24k in past due assessments for the month of May.

The Board authorized the association's attorney to file lawsuit for judicial foreclosure for

account LMCLP050312.

Cease and Desist Letter: It was reported that several residents of the community have posted false allegations pertaining to the Board and actions taken by the Board. Due to the spread of misinformation, the Board has approved legal action against all residents posting misinformation on social media platforms like Facebook.

MANAGEMENT REPORT

The Board reviewed the action item report, inspection report, landscape report, lake management report, and tree service report.

DEED RESTRICTIONS/ ACC APPEALS

The Board reviewed the deed restriction report and end of the year ARC report provided by Graham Management. The listed accounts were approved for legal action due to non-compliance of the associations deed restrictions: LMCCT010212, LMCBD130307, LMCLP040112.

OLD BUSINESS

Landscape Shrub Replacement- It was reported that Spencer has proposed to replace the shrubs in four phases doing one section at a time. The board approved the bid from Spencer for landscape enhancements along the Lakemont Bend fence line.

HOMEOWNER FORUM

John Martinez- Proposed the addition of wooden picnic tables to various areas in the subdivision to provide homeowners more areas to sit and gather. Mr. Martinez stated that the picnic tables can be purchased for under \$200.00, preassembled at Lowe's.

Mr. Martinez also asked about the addition of a monument sign on Bellaire.

Julia Mercer- Reminded homeowners that there will be an "adults only" party at the pool on Saturday, June 17th from 7:00 pm to 10:30 pm. There will be a live band, food, and activities. It was asked that anyone wanting to join the party, please RSVP by June 9th to ensure an accurate head count for food and lifeguard purposes. Julia also stated that volunteers are needed for this event.

Anthony Miller- Wanted to know how many homes were in the community and how many were being rented. He feels that renters are not aware of the deed restrictions in the community.

Cynthia Jones- Has concerns with the number of trees in the community and the costly expenses of the association having to maintain them. She also stated that she feels the HOA should be responsible for the sidewalk repairs. Ms. Jones also inquired about having more in-person meetings so that more homeowners can attend and express their concerns.

Frank Lategano- Inquired about tree guidelines such as how much to trim and how often. He stated that he was sent a letter for tree trimming and he had already trimmed his trees and was advised by the arborist to trim them annually in the fall.

Mr. Lategano also asked about the addition of traffic lights on Bellaire as well as Lakemont Bend and Mason intersections. Mr. Lategano stated that a petition should be circulated in the community regarding the addition of traffic lights, and he can lead it.

Steven- Asked if a list of names of the candidates running for the board are being sent out. He also requested to be able to see the budget due to concerns regarding the association funds and how they are being spent. He also indicated that trash services are more costly and was advised to contact the MUD as they are the entity that contracts the trash company.

Nina- Raised a question regarding sidewalk repairs on Brightwood and was informed that homeowners are responsible for repairing the sidewalks on their property however, the MUD will repair portions of the sidewalk containing the manhole cover.

NEXT MEETING DATE

The Associations Annual meeting will be held on June 26, 2023, at 5:30 pm, at the Lakehouse located on 21021 Lakemont Bend Lane, Richmond, Tx 77407.

The next regular meeting will be held on July 24, 2023, at 5:30 pm via zoom web conference.

ADJOURNMENT

There being no further business to discuss, the Board meeting was adjourned at 6:28 P.M.

7/24/23
DATE


APPROVED