

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE
LAKEMONT COMMUNITY ASSOCIATION HELD ON JULY 24, 2023, AT 5:30 P.M.
AT THE LAKEMONT COMMUNITY ASSOCIATION CLUBHOUSE LOCATED AT
21021 LAKEMONT BEND DRIVE, RICHMOND, TX 77407.**

BOARD DIRECTORS PRESENT

Angela Coy
Priscilla Gomez
Jeff Joseph
Julia Mercer
Sheria Borders

DIRECTORS ABSENT

IN ATTENDANCE

Raven Moore and Jessica Delgado from Graham Management were in attendance, in addition to Cristina Rodriguez the On-site Coordinator. Several residents were also in attendance.

EXECUTIVE SESSION

Raven Moore discussed general information with the Board of Directors. The Board reviewed several homeowner requests for fee waivers, tree trimming and general common area repair. Homeowners will be contacted by Management regarding the Board decisions.

CALL TO ORDER

The meeting was called to order at 5:42 p.m.

ACTION TAKEN OUTSIDE OF A MEETING

The following actions were taken outside of the meeting:

On July 10th, the board granted approval for the Lock Change and Mailbox Pedestal proposal provided by Jack's Lock and Safe. On July 12th, the Concrete Fence Treatment Bid from JAK Environmental was approved. Cleaning services were deliberated on, and on July 13th, the board approved Golf Coast Cleaners, as well as the alternative, SJG. The water fountain repair was granted approval on July 9th, and the Motor and Pump replacement for Lake 1 Fountain received approval on July 12th. Both initiatives are within the scope of lake management services. Additionally, on June 14th, the reserve study was approved in collaboration with Reserve Advisors.

APPROVAL OF MINUTES

The Board approved the meeting minutes from May 25, 2023, with the changes listed below:
Actions Taken Outside of the Meeting: add, after heavy rains.

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 \$685,000.00 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. The Board authorized the

association's attorney to file lawsuit for judicial foreclosure for account LMCLT020231, LMCLP120316, and LMCLG010109.

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 association's deed restrictions: LMCCT010212, LMCBD130307 and LMCLP040112.

OLD BUSINESS

A petition to install traffic lights at the intersection of Bellair Blvd and Mason Rd was discussed.

NEW BUSINESS

Board Position Appointments –

The primary agenda item was the appointment of board positions. After careful consideration and discussion, the following appointments were made:

President: Angela Coy
Vice President: Priscilla Gomez
Treasurer: Jeffrey Joseph
Secretary: Julia Mercer
Director: Sheria Boarders

Pool Refrigeration- replacing the non-functioning refrigerator for Pool 1 was discussed and unanimously approved.

Entrance Landscape lighting Replacement Proposal

Following a thorough discussion, the board approved the proposal for the replacement of the lighting. The new lights will come with updated features, and an emphasis will be placed on installing energy-efficient options to align with sustainability goals.

Committees and Volunteers

Ms. Nancy Pearce introduced herself along with the members of Troop 230 during the meeting. She highlighted the importance of developing essential life skills through the troop's activities and shared their exciting summer adventures. The troop expressed a strong desire to increase their engagement with the community and emphasized their commitment to maintaining the prominence of our community flags.

Unfortunately, they reported a significant challenge - the loss of three flags this year due to theft, which is an unusually high number. In order to contribute positively to the community, Troop 230 proposed offering service opportunities to individuals aged 11-13. These opportunities would involve activities such as trash pickup to enhance the overall appearance of the community. The troop also expressed an interest in participating in events like National Night Out (NNO) and other community gatherings in the future.

HOMEOWNER FORUM

The homeowners brought up several points in their discussion with the board during the forum. One suggestion was made to the HOA regarding a homeowner's plan to host a reoccurring Game night for both new and existing homeowners, aiming to enhance community involvement. During the meeting, a homeowner inquired about the whereabouts of recently uploaded financials from the annual meetings. Additionally, they requested the provision of additional financial documents on the resident portal for homeowners to review.

A homeowner proposed future campaign and voting information should be accessible two months in advance. Another homeowner expressed concerns about a utility pole that had been installed by a CenterPoint, citing potential safety hazards and home damage they reimbursed but potential for revolving issues.

Addressing a different issue, a homeowner sought advice on how to handle a conflict between neighborhoods involving a service provider over spraying on their personal items. Furthermore, one participant inquired about updates regarding the irrigation near the Lake and proposed considering the exclusive use of perennials for decorative landscaping in the future.

NEXT MEETING DATE

The next regular meeting will be held on September 25, 2023, at 5:30 pm.

ADJOURNMENT

There being no further business to discuss, the Board meeting was adjourned at 6:50 P.M.

08/28/2023

DATE

 ^{cc Lakemont}
^{CenterPoint}

APPROVED

Board Approve at Meeting