

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE  
LAKEMONT COMMUNITY ASSOCIATION HELD ON AUGUST 28, 2023, AT 5:30  
P.M. VIA ZOOM WEB CONFERENCE**

**BOARD DIRECTORS PRESENT**

Angela Coy  
Priscilla Gomez  
Jeff Joseph  
Julia Mercer  
Sheria Borders

**DIRECTORS ABSENT**

**IN ATTENDANCE**

Raven Moore Graham Management were in attendance, in addition to Cristina Rodriguez the On-site Coordinator. Around 26 residents were also in attendance to the zoom call.

**EXECUTIVE SESSION**

Raven Moore discussed general information with the Board of Directors. The Board reviewed LMCLM0101013 homeowner requests for fee waiver and community outreach request with Egal Scouts. Homeowners will be contacted by Management regarding the Board decisions.

**CALL TO ORDER**

The meeting was called to order at 5:32 p.m.

**ACTION TAKEN OUTSIDE OF A MEETING**

The following actions were taken outside of the meeting:

August 21<sup>st</sup> the board approved B&J painting and Handyman to assist with Lakemont Renovations. On August 22<sup>nd</sup>, the board granted approval for Spenser Landscaping to make repairs to the irrigation system.

**APPROVAL OF MINUTES**

The Board unanimously approved the meeting minutes from July 24, 2023.

**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 \$500,224.96 in operating funds and approximately \$1.9M in reserve funds. It was reported that the association was 95% collected in 2023 assessment fees.

**LEGAL**

The Board reviewed and discussed the legal summary report.

**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.

**OLD BUSINESS**

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

**NEW BUSINESS**

**2024 Budget & Assessment**

Graham presented the preliminary 2024 budget along with the 2024 Assessments. A discussion followed and the motion was made to approve an Assessment increase and Board delay the 2024 Budgets to incorporate the Reserve study information and further discussed adjustments.

**Pool slide**

Community pool slide proposals were presented to the board for their consideration regarding the repair of the pool slide. However, the decision on this proposal has been temporarily postponed, allowing for the collection of additional information needed by the board before making a final decision.

**Community Event Dates and Proposal**

During the discussion, the following upcoming event dates were mentioned: National Night Out on October 3rd, the Fall Festival scheduled for October 21st, and Casino Night set for October 28th.

**Irrigation repair Bid Spenser landscaping**

The Irrigation report was reviewed and discussed. It was determined that further repair work is necessary to proceed with the irrigation inspection. The board unanimously passed a motion to authorize Spencer Company to carry out the required repairs.

**Adoption of 88<sup>th</sup> Legislative Session**

Graham presented information pertaining to the 88th legislative session. A thorough discussion ensued regarding the newly passed bills. A motion was then requested to approve the recommended updates in accordance with the Texas code, as advised by the HOA's legal firm, for adoption. The board unanimously approved.

**HOMEOWNER FORUM**

During the homeowners' discussion with the board at the forum, various points were raised. One homeowner inquired about the number of trees within a lot and sought guidance on the matter. A conversation took place concerning the procedures for requesting such changes.

A second query pertained to vote solicitation and commercial property. Graham provided an update on this issue and committed to follow up with the concerned homeowner.

Additionally, several questions were submitted via Zoom chat and were promptly addressed. The final question pertained to a Sports complex Development within the area.

**NEXT MEETING DATE**

The next regular meeting will be held on October 23, 2023, at 5:30 pm via zoom web conference.

**ADJOURNMENT**

There being no further business to discuss, the Board meeting was adjourned at 6:55 P.M.

9/25/2023

**DATE**



Board  
Approved with Changes

**APPROVED**