

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE LAKEMONT COMMUNITY ASSOCIATION HELD ON SEPTEMBER 25, 2023, AT 5:30 P.M. AT THE LAKEMONT CA CLUBHOUSE LOCATED AT 21021 LAKEMONT BEND DRIVE, RICHMOND, TX 77407.**

**BOARD DIRECTORS PRESENT**

Angela Coy  
Jeff Joseph  
Julia Mercer  
Sheria Borders

**DIRECTORS ABSENT**

Priscilla Gomez

**IN ATTENDANCE**

Raven Moore 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. The Board reviewed several homeowner requests for Tree Trimming and General Common area repair. After review the board approved the following common area tree trimming requests: LMCTR010201, LMCLM010107 and LMCLB020214. The board denied homeowner request LMCLS020105, as it was determined not to fall under the responsibility of the HOA.

**CALL TO ORDER**

The meeting was called to order at 5: 21 p.m.

**ACTION TAKEN OUTSIDE OF A MEETING**

The following actions were taken outside of the meeting:  
August 2023 the board granted approval for Spencer Company to make repairs to the irrigation system.

**APPROVAL OF MINUTES**

The Board approved the meeting minutes with edits from August 28, 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 \$233,658.18 in operating funds and approximately \$2 M in reserve funds. It was reported that the association was 95% collected in 2023 assessment fees.

**LEGAL**

The Board reviewed and discussed the legal report summary.

**MANAGEMENT REPORT**

During the meeting, the Board examined the action item report, inspection report, landscape report, and lake management update. Regarding the Tree Service report, the present guest

speaker Julio Hernandez from Superior Lawn presented information about the completed tasks and also addressed questions from homeowners.

### **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 denied appeal due to non-compliance of the associations deed restrictions: LMCTR030212, LMCLS020207, LMCLB010102 and LMCLS010327. Accounts LMCLB010102 and LMCLS010323 appeal conditional denial 60 day conditional requirement due to incomplete application.

### **OLD BUSINESS**

Common Area Sidewalk Proposal- Graham Management presented the revised information from Mr. Sidewalk, which encompassed additional areas and adjustments in pricing. After reviewing this information, the board approved the updated proposal.

2024 Budget- In a previous board meeting, the budgets were temporarily put on hold to allow for adjustments and the inclusion of the reserve study findings, as well as modifications to the 2024 projections. With the introduced changes, the board has now given its approval to the updated 2024 budget.

Pool Slide Proposal- Graham Management introduced an extra proposal for the clubhouse pool slide. The board discussed and affirmed that further proposals should be sought before a final decision is reached. Additionally, a suggestion was made and discussed, which resulted in the approval of a plan to allow homeowners to provide feedback on the new slide.

### **NEW BUSINESS**

Common Area Equipment – The Board approved Taylor Security to replace camera equipment.

Dog Park Replacement Fence – The board approved Houston Fence Company replacement bid for Dog Park Fence on Terra hollow Ln.

Fall Festival- The board reviewed the approved food truck, outdoor game rental and face painting for Fall Festival.

Playground Maintenance proposal- The board reviewed and approved the proposal for playground maintenance.

### **HOMEOWNER FORUM**

During this forum, one homeowner made a request for an update on the mailbox situation at Indigo Fields. At that time, the USPS had declined mail delivery due to a minor issue with the mailbox pedestal causing some concern. This issue was addressed, and it was reported that the HOA and Graham Management are working closely with the USPS to resolve the matter, with expected results within the week, allowing mail delivery to resume.

Another homeowner, identified as LMCLB010102, discussed the color options for the ARC Roof and later met with Graham Management to review the approved colors outlined in the governing documents.

There was also a suggestion to enhance the accessibility of website links and add a search feature on the Lakemont website to help homeowners locate documents more easily. Graham Management took note of these suggestions.

Additionally, a homeowner brought to the HOA's attention that there is a growing issue of litter being left in common areas within the community.

A request was made to inquire about the installation of multiple stop signs near Timber Lake. However, it was clarified that this falls under county jurisdiction, and a potential traffic study would need to be requested and conducted.

For the 2024 season, a homeowner proposed the idea of adding more dates to the calendar. The board discussed the existing dates and that the contract took school schedules into consideration and may not be feasible to change. However, requested that Graham Management investigate the possibility of extending the swim season and provide additional quotes for this purpose.

**NEXT MEETING DATE**

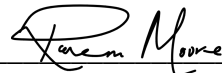
The next regular meeting will be held on October 23, 2023, at 5:30 pm via zoom web conference.

**ADJOURNMENT**

There being no further business to discuss, the Board meeting was adjourned at 6:02 P.M.

10.24.2023

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**DATE**



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**APPROVED**

Approved at 10/23/2023 Board Meeting