

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE
LAKEMONT COMMUNITY ASSOCIATION HELD ON OCTOBER 23, 2023,
VIA ZOOM WEB CONFERENCE**

BOARD DIRECTORS PRESENT

Angela Coy
Priscilla Gomez
Jeff Joseph
Julia Mercer
Sheria Boarders

DIRECTORS ABSENT

IN ATTENDANCE

Raven Moore Graham Management were in attendance, in addition to Cristina Rodriguez the On-site Coordinator. Around 21 residents were also in attendance to the zoom call.

EXECUTIVE SESSION

Raven Moore discussed general information with the Board of Directors. The Board reviewed LMCCT010216 & LMCLM010103 homeowner requests for fee waiver. 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:
October 9th the board approved JD solutions to assist with Lakemont Mailbox Repair. On October 13th, the board granted approval for Superior Lawn Care to make repairs to the irrigation system.

APPROVAL OF MINUTES

The Board unanimously approved the meeting minutes from September 25, 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 \$59,937.06 in operating funds and approximately \$2M 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. The Board authorized the following account: LMCLT030113, LMCLC140125, LMCLP120117, and LMCRG010234 turnover to the Association's attorney for further collection efforts for non payment of assessments, through litigation and foreclosure if necessary

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 board

OLD BUSINESS

Adoption of 88th Legislative Session

Graham presented the association's attorney final legal documents for the association to be ensure compliance with the 88th legislative session.

NEW BUSINESS

2024 Tree Service Proposal

The board received multiple proposals for their consideration regarding the 2024 Tree Contract. After deliberations, the decision was temporarily postponed until all comparable contracts have been received.

Audit Proposal

Several proposals were submitted, and the board approved the motion to engage CPA Elaine Wells to conduct the audit.

Webmaster Service

Graham Management has been collaborating with the board to enhance the current Lakemont website, making it more accurate and user-friendly.

HOMEOWNER FORUM

During the homeowners' forum discussion with the board, several important points were brought up. One homeowner inquired about the location of the meeting minutes. It was suggested that unofficial approved meeting minutes be posted on the website. Graham and board will look the homeowners request. Another homeowner asked for an update on the status of an ARC application. Graham requested the homeowner's email and will get in touch with them regarding updates. An announcement of upcoming events was discusses also confirmed the date for the Lakemonts Homeowner Game Night, which is scheduled to start in November, as the first month. All of Lakemont is encouraged to join in on the fun, and a confirmed date will be sent out to homeowners in the upcoming newsletters. Additionally, a homeowner expressed gratitude to the board and committees for organizing the Truck or Treat event, which was reported as a great success with an amazing turnout.

NEXT MEETING DATE

TBD for the 2024 Season.

ADJOURNMENT

There being no further business to discuss, the Board meeting was adjourned at 6:29 P.M.

1/22/2024

DATE



Raven Moore on behalf of the Lakemont Board

APPROVED