

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE LAKEMONT COMMUNITY ASSOCIATION HELD ON JANUARY 22, 2024, AT THE LAKEMONT CA CLUBHOUSE LOCATED AT 21021 LAKEMONT BEND DRIVE RICHMOND, TX 77407.

BOARD DIRECTORS PRESENT

Angela Coy
Priscilla Gomez
Julia Mercer
Sheria Boarders

DIRECTORS ABSENT

Jeff Joseph

IN ATTENDANCE

Raven Moore and Jessica Delgado Graham Management were in attendance, in addition to Cristina Rodriguez the On-site Coordinator. Around 10 residents were also in attendance.

EXECUTIVE SESSION

Raven Moore discussed general information with the Board of Directors. The Board reviewed LMCWR010216 common area request & LMCRG010240 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 5:35 p.m.

ACTION TAKEN OUTSIDE OF A MEETING

The following actions were taken outside of the meeting:

December the board approved Spenser Company Seasonal Color and made modification to two sections reducing cost of around \$6,000 plus. On December 21st, the board granted approval for JD solution to inspect sixteen locations and make repairs to several Monument electrical boxes.

APPROVAL OF MINUTES

The Board unanimously approved the meeting minutes from October 23, 2023.

FINANCIAL REPORT

The December 31, 2023 end of the year financial report was reviewed and accepted by the Board of Directors. It was reported that the association has approximately \$373,803.01 in operating funds and approximately \$1.6M in reserve funds. It was reported that the association was 96% 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. Graham has confirmed the Clubhouse, Pool and Irrigation have all been winterized. Graham reported on landscape report, lake management report serviced on January 15th and 31st with repairs made on the GFCI in lake 1. LaSalle has officially started for the 2024 season and has made significant changes to FM 1093 and within the community.

DEED RESTRICTIONS/ ACC APPEALS

The Board reviewed the deed restriction report and end of the year ARC report provided by Graham Management.

OLD BUSINESS

Insurance | Roof and Common Area Review

The Lakemont Board of Directors, in collaboration with the JD Solution, carried out inspections for the pool and clubhouse in 2023. Graham presented the association's insurance claim request for hail damage reported in May 2023. Following a thorough review and onsite inspection, the claim for coverage evaluation was rejected. Graham has commenced the process of collecting quotes and will present the board with proposals for roof repair. Additionally, Graham discussed the Higginbothams risk control property walk completed on December 8, 2023, which recommended servicing the fire extinguisher.

2024 Pool Season

After the 2023 Clubhouse and Pool inspection, a list of items for the upcoming pool season has been compiled. The Board reviewed Funbrella proposals from McKenna, All Aquatics, and The JD Solution. Unanimously, the Board approved McKenna's Funbrella proposal.

Pool Slide Selection

Graham Management brought forth proposals for the Pool 1 slide to the HOA board. In response, the board approved installation by JD solution and directed Graham to initiate a survey among homeowners to gather their input on the matter.

NEW BUSINESS

Lake Management

The board approved Lake Management to Repair Fountain Lake Power Cable.

Irrigation Spencer 2024 Contract

Graham went over the Phase 1 irrigation completion and the Next Phase 2 proposal as short discussion followed. The Board will place this on Hold until after the Landscape walk with vendor.

School Zone Signs Implementation & School Involvement

There was a brief discussion regarding a request for additional striping and school signs to be installed at the main four-way intersection. The Board assigned Graham the responsibility of investigating these matters and instructed him to provide further information at the upcoming meeting.

Access Controller - Door King

Graham presented details regarding the limitations that may arise in the future with Copper lines, Comcast and AT&T. Having gathered relevant information, Graham sought approval to engage vendors in inspecting the system for potential alternative options.

Telecommunication/Internet Provider

A brief conversation took place regarding the solicitation of proposals for consolidating services in case there was a need to switch Access Controller services. Additionally, the discussion aimed to explore the incorporation of extra features on-site. The board granted approval for Graham to investigate these matters and present his findings at the upcoming meeting.

HOMEOWNER FORUM

Graham initiated a discussion among homeowners, during which one resident expressed a desire to address a previous request made by another homeowner. After a brief deliberation, the board granted Graham the authority to investigate the request and submit relevant documentation for a secondary evaluation. Another homeowner then sought to share details about virtual meetings and legal proceedings. Graham suggested that the homeowner submit any specific requests, assuring them that the board would review the information and pass it on to the relevant party.

NEXT MEETING DATE

The next regular meeting will be held on February 29,2024, at 5:30 pm via Zoom Conference.

ADJOURNMENT

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



Raven Moore on behalf of the Lakemont Board

at board meeting 2.26.24

2.27.24

DATE

APPROVED