

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE
LAKEMONT COMMUNITY ASSOCIATION HELD ON APRIL 22, 2024 AT 5:30 P.M.
AT THE LAKEMONT CA CLUBHOUSE VIA ZOOM.**

BOARD DIRECTORS PRESENT

Angela Coy
Priscilla Gomez
Julia Mercer
Sheria Boaders

DIRECTORS ABSENT

IN ATTENDANCE

Anthony Gaines and Jessica Delgado from Graham Management were in attendance. Several residents were in attendance, and Guest Representatives were in attendance.

EXECUTIVE SESSION

Anthony Gaines discussed general information and reports with the Board of Directors. The Board reviewed LMCLS010304 and LMCLP050227, waiver request. Homeowners will be contacted by Management regarding the Board decisions of (2) approvals.

The board reviewed one (1) homeowner request to add a tree to the common area near Lake 7. The board denied the request.

CALL TO ORDER

The meeting was called to order at 5:36 p.m.

ACTION TAKEN OUTSIDE OF A MEETING

The following actions were taken outside of the meeting:

No Actions were taken outside of the meeting.

APPROVAL OF MINUTES

Angela Coy made a motion to approve the meeting minutes with edits from March 25, 2024. Priscilla Gomez seconded the motion. Motion passed unanimously.

FINANCIAL REPORT

The end of the month financial report was reviewed and accepted by the Board of Directors. Angela Coy made a motion to approve, Sheria Boaders seconded the motion. Motion passed.

LEGAL

The Board reviewed and discussed the legal report summary. Ms. Moore announced has a total of 35 accounts with the attorney and 4 accounts for board action. The Board unanimously approved for further efforts to through litigation the following four (4) to file suit:
LMCMN010219,LMCTR010210, LMCBD130102,LMCWR020206

MANAGEMENT REPORT

At the meeting, the Board reviewed the action item report, inspection report, landscape report,

and lake management update. An announcement was also made providing more clarity on Deed Restrictions, and Governing Document changes. Graham Management provided homeowner packets and information has been updated on the portal.

DEED RESTRICTIONS/ ACC APPEALS

After reviewing the deed restriction report and ARC report supplied by Graham Management, no further board action required.

OLD BUSINESS

9.1 2024 Pool Season | Pool Signs, Doorking - Sheria Boarders made a motion to approve, Angela Coy seconded the motion. Motion passed.

9.2/9.3 Access Controller and Telecommunication - Julia Mercer made a motion to move forward with the bids provided. Priscilla Gomez seconded the motion. Motion passed.

9.4 Phase 2 Enhancement - Graham Management advised that LaSalle completed their portion of Phase 2 Enhancements. Spencer will be started first week of June.

9.5 Lakehouse On Site Update - Graham Management advised on the resigning of Christina Rodriguez. The community was advised that the board was close to making a decision and the community will be advised once the decision has been made.

9.6 Roof Appeal - Community Manager advised on the status of the roofing appeal. The board engaged in discussion regarding how to move forward. Angela Coy made a motion to move forward with replacing the roof with Roofstar, pending an updated bid for Shingles and Sheetrock bid update. Julia Mercer seconded the motion. Motion passed.

NEW BUSINESS

10.1 MUD Contract - The board was advised of the updates on the standing of the contract. After discussion, the board tasked Graham Management with gathering all information and forwarding to the board. The board will then make a decision, once informed.

10.2 Investment into CD - Graham Management made a recommendation regarding adding \$50K to a 6 month CD at Veritex. Julia Mercer made a motion to move forward with the recommendation. Angela Coy seconded the motion. Motion passed.

HOMEOWNER FORUM

There were no discussions during the Homeowner Forum.

NEXT MEETING DATE

The next regular meeting will be held in May and the community will be notified.

ADJOURNMENT

There being no further business to discuss, the Board meeting was adjourned at 5:47 P.M.

DATE

APPROVED