

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE LAKEMONT COMMUNITY ASSOCIATION HELD ON MARCH 25, 2024 AT 5:30 P.M. AT THE LAKEMONT CA CLUBHOUSE LOCATED ON LAKEMONT BEND DRIVE, RICHMOND, TX 77407.**

**BOARD DIRECTORS PRESENT**

Angela Coy  
Priscilla Gomez  
Julia Mercer  
Sheria Boaders

**DIRECTORS ABSENT**

Jeff Joseph

**IN ATTENDANCE**

Raven Moore and Anthony Gaines from Graham Management were in attendance, Onsite Coordinator Cristina Rodriguez was not present for the Meeting. Several residents were in attendance, and Guest Representatives were in attendance.

**EXECUTIVE SESSION**

Raven Moore discussed general information and reports with the Board of Directors. The Board reviewed LMCLM010101, waiver request. Homeowners will be contacted by Management regarding the Board decisions of (1) denials. Representatives from the MUD district met with the board to discuss additional services for the year. Guest Speakers and Representatives regarding the Insurance Appeal discussed potential options for clubhouse roof.

**CALL TO ORDER**

The meeting was called to order at 5:33 p.m.

**ACTION TAKEN OUTSIDE OF A MEETING**

The following actions were taken outside of the meeting:

On March 15<sup>th</sup> Irrigation and Seasonal landscaping was approved electronically for spencer landscaping.

**APPROVAL OF MINUTES**

The Board approved the meeting minutes with edits from February 26, 2024.

**FINANCIAL REPORT**

The end of the month financial report was reviewed and accepted by the Board of Directors. The month ending February 29, 2024 in our operating account we had a approximately of \$1.2 million and approximately 1.6 million in reserve. With a total of 82% collected in 2024 assessments

**LEGAL**

The Board reviewed and discussed the legal report summary. Ms. Moore announced has a total of 35 accounts with the attorney and 5 accounts for board action. The Board unanimously approved for further efforts to through litigation the following two (2) for auction authorization LMCBD130102 and LMCMN010219 and three (3) for Authorization to file foreclosure LMCMN010204, LMCLT020230, LMCLP060101.

**MANAGEMENT REPORT**

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

and lake management update. On-Site Coordinator Ms. Rodriguez was not present to share the details about upcoming events. Ms. Moore spoke on her behalf on the success of the easter egg hunt and provide details on the upcoming Annual garage sale. 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. It was noted that Lake Management serviced the community on the 19th and 28th of the month. Lake 7 east fountain was serviced concluding a timer battery change. Ms. Moore went over LaSalle Tree report and upcoming March 14th and 28th servicing of Garden Heath and Lakemont Bend Lane.

### **DEED RESTRICTIONS/ ACC APPEALS**

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

### **OLD BUSINESS**

Graham Management provided a update on old business the following items will be placed on board hold requiring further information or action before board can review for decision.

9.1 2024 Pool Season | Pool Signs, 9.2 Access Controller and Telecommunication, 9.5 Electrical Conduit Proposal

9.4 Phase 2 Enhancement - LaSalle Graham Management provided a update phase 2 Fence Enhancement Project. The board unanimously approved proceeding with the proposed location, and reduced pricing adjustments from LaSalle.

### **NEW BUSINESS**

10.1 NEW BUSINESS – Roof Appeal | Guest Speaker RoofStar TX LLC - The board was provided Samples, proposals from Guest Representatives in Roofing, Supplier and Legal were present and they introduced themselves to the community and briefly spoke on the service they provide. With the information provided the board placed this on-board hold giving vendors time to provided additional information.

10.3 2023 Tax Proposal - The board was provided proposals from Nagesh & Associates, Pittsford Samuels and Joseph Stroller. The board unanimously approved Nagesh & Associates.

10.3 Kiddie Cushion Proposal - The board was provided Playground Kiddie Cushion proposals from LaSalle, JD Solutions and Mckenna. The board unanimously approved LaSalle with negotiation of additional requested adjustments, that would provide cost savings to the association.

### **HOMEOWNER FORUM**

At the forum, homeowners had the chance to directly address the board, ask questions, and express their concerns. Among the topics covered, Streetlights, Commercial trucks parked on Lakepoint Drive, and clarification provided by officer CK on parking regulations near Park two (2) locations. Graham confirmed that any reported issues with streetlights have been forwarded to CenterPoint. Additionally, during the forum, A representative from the Girl Scouts and Daisies were present and request consideration for clubhouse rental from 5-7pm. Lastly, after the meeting, two homeowners met with Graham manager to discuss confidential matters.

**NEXT MEETING DATE**

The next regular meeting will be held on April 22, 2024, at 5:30 pm. Via Zoom

**ADJOURNMENT**

There being no further business to discuss, the Board meeting was adjourned at 6:03 P.M.

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**DATE**

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**APPROVED**