

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE
LAKEMONT COMMUNITY ASSOCIATION HELD ON MAY 20, 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 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.

CALL TO ORDER

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

ACTION TAKEN OUTSIDE OF A MEETING

The board approved AOP System for Pool 1 and 2 to be installed by Barefoot.

APPROVAL OF MINUTES

Angela Coy made a motion to approve the meeting minutes from April 22, 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. Anglea Coy made a motion to approve, Sheria Boaders seconded the motion. Motion passed.

LEGAL

The Board reviewed and discussed the legal report summary. Anthony Gaines announced has a total of 35 accounts currently with the attorney. There were 29 accounts with 45 Day Demand Notices waiting to expire with board decision.

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 | Fort Bend County Update - Anthony Gaines advised the community on the updates and current standing of Pool 1 and Pool 2. Advised that we are on track and awaiting an inspection date.

9.2/9.3 Secondary Sanitation - Community was advised on the approval of the AOP System completed outside of the meeting.

9.4 Access Control/Telecommunication Update - Graham Management provided updates on the new Access Control System. As well as the update of updates to the current telecommunication system.

9.5 Phase 2 Enhancement | Update- Graham Management advised that Phase 2 Enhancement will begin after Irrigation inspection has been completed. Tentative start date to be July 8th, 2024.

9.6 Lakehouse - On-Site Update- Graham Management advised on the hiring of Janice Johnson as the new On-site Coordinator.

NEW BUSINESS

10.1 There was no New Business to bring before the board.

HOMEOWNER FORUM

There were no discussions during the Homeowner Forum.

NEXT MEETING DATE

The next regular meeting will be held July 22nd, 2024 via Zoom. The homeowners will be notified.

ADJOURNMENT

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

DATE

APPROVED