

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE
LAKEMONT COMMUNITY ASSOCIATION HELD ON SEPTEMBER 23RD,
2024 AT 5:30 P.M. via Zoom.**

BOARD DIRECTORS PRESENT

Priscilla Gomez
Julia Mercer
Sheria Boaders
Angela Coy

DIRECTORS ABSENT

IN ATTENDANCE

Anthony Gaines and Janice Johnson from Graham Management were in attendance. Several residents 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 5:31 p.m.

ACTION TAKEN OUTSIDE OF A MEETING

No actions were taken outside of this meeting.

APPROVAL OF MINUTES

Angela Coy made a motion to approve the meeting minutes from August 26th, 2024. Julia Mercer 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, Priscilla Gomez 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.

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 2025 Budget | Sheria Borders made a motion to table until the October meeting. Priscilla seconded the motion. Motion passed.

9.2 Tree Amendment - The board discussed the Tree Amendment. The board requested additional information to vote on this item.

9.3 Communication/Petition | Anthony Gaines advised that this is in review. Will have updates at the next meeting.

9.4 Swimming Pool Bids - This has been tabled until the January meeting.

9.5 October Events| Community was advised on all upcoming events.

9.6 Fencing| Fencing Bid was presented and discussed. Julia Mercer made a motion to approve. Sheria Borders seconded. Motion passed.

9.7 Landscaping Bids| The board discussed updates on the bidding process.

NEW BUSINESS

10.1 Board Role Change| Sheria Borders announced her new role as the Treasurer.

10.2 Wildlife Update| Homeowners were advised that we are in the process of finding vendors who will work with the community.

HOMEOWNER FORUM

Homeowners present spoke regarding Trees, Communication, Duck Removal, Fine Policy, and Financials.

NEXT MEETING DATE

The next regular meeting will be held January 27th, 2025 at the community Lakehouse.

ADJOURNMENT

There being no further business to discuss, the Board meeting was adjourned at 6:22 P.M.

DATE

APPROVED