

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE LAKEMONT T COMMUNITY
ASSOCIATION HELD ON MARCH 24, 2025, AT 5:30 P.M. VIA ZOOM**

BOARD DIRECTORS PRESENT

Priscilla Gomez
Julia Mercer
Angela Coy
Sheria Boaders

DIRECTORS ABSENT

CALL TO ORDER

The meeting was duly called to order at 4:30 p.m. with quorum of the board being met.

IN ATTENDANCE

Anthony Gaines and Ever Gutierrez 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.

- 1.1 **Homeowner Waiver Request** – Anthony Gaines presented waiver requests to the board for approval. The following requests were not approved, as the respected fees are valid for each homeowner.
- 1.2 **Legal and Management** – Anthony Gaines presented the legal and management report, with no action needed at this time.
- 1.3 **Action Items** – The board along with Graham Management reviewed the current Action Items list.

OPEN SESSION

Executive session adjourned at 5:30 PM. Open session duly called to order at 5:4 P.m.

ACTION TAKEN OUTSIDE OF A MEETING

No Actions were taken outside of the meeting.

APPROVAL OF MINUTES

Angela Coy made a motion to approve the meeting minutes from March 2025. 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. Priscilla Gomez made a motion to approve, Sheria Borders seconded the motion. Motion carried.

LEGAL

The Board reviewed and discussed the legal report summary. Anthony Gaines announced that there are a total of 20 accounts currently with the attorney.

MANAGEMENT REPORT

At the meeting, Anthony Gaines 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 is required.

OLD BUSINESS

9.1 Tree Amendment - The Board declined to adopt the Tree Amendment. Final decisions regarding approved trees will be deferred to the ARC Committee and discussed at the next meeting.

9.2 Communication Update - Anthony Gaines shared updates from discussions with the community liaison. The Board agreed to proceed with improvements to the communication system to ensure accuracy and reliability.

9.3 Volunteer Recruitment - A call for volunteers was discussed in preparation for upcoming community events. A volunteer sign-up event will be scheduled to engage residents.

9.4 HOA Workshop & Vendor Meet-and-Greet - An HOA Board Workshop will be held for residents interested in joining the Board. Additionally, a separate event will be organized for homeowners to meet community vendors.

9.5 Pool Season Preparation - The pool is on track to open Memorial Day weekend. The Association will transition from physical pool cards to the Brivo Access app, allowing homeowners to access the pool via smartphone.

9.6 Insurance & Fencing - It was confirmed that the dog park fencing has been replaced. Insurance matters related to perimeter fencing were discussed, with no further action required at this time.

NEW BUSINESS

10.1 Annual Meeting – The announcement was made to homeowners that the willingness to serve form will be sent out, and will be due on May 1st. Homeowners are advised to turn this in to be considered on the ballot. The meeting will be held in June.

HOMEOWNER FORUM

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

NEXT MEETING DATE

The next regular meeting will be held April 28th, 2025, at the community via Zoom.

ADJOURNMENT

There being no further business to discuss, the Board meeting was adjourned at 6:25 P.M.

DATE

APPROVED