

Minutes of the Meeting of the Board of Directors
Lakemont Community Association
Held July 28, 2025 at 5:30 P.M. at The Lakehouse

Directors Present

- Priscilla Gomez
- Julia Mercer
- Stephan Maitran
- Tamara Wilson
- Sheria Borders

Directors Absent: None

Also in Attendance:

- Anthony Gaines, Graham Management
 - Brooke Broussard, Graham Management
 - Several homeowners
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1. Call to Order

The meeting was duly called to order at **4:30 P.M.** by [Chair/Presiding Officer], with a quorum established.

2. Executive Session

2.1 Confidentiality Reminder

The Board and management reiterated that Executive Sessions are confidential and not subject to recording per the Code of Conduct. Consent to recording was expressly denied by all present board members and management.

2.2 Homeowner/Association Requests

The Board reviewed ARC applications, landscaping concerns, and maintenance issues.

Management provided guidance, and determinations were documented for communication to homeowners.

2.3 Legal & Management Reports

Management presented updates on ongoing litigation, compliance issues, vendor performance, and legal correspondence regarding enforcement.

2.4 Action Item Report

The Board reviewed outstanding action items. Progress was noted, and new deadlines were assigned. A prior Action Item meeting was held on July 11, 2025, with Priscilla Gomez and Tamara Wilson absent.

2.5 Board Officer Elections

Nominations and elections were held for officer positions:

- **President** – Nomination: Priscilla Gomez (nominated by Sheria Borders, seconded by Julia Mercer). Objection: Stephan Maitran. Motion carried.
- **Vice President** – Nomination: Sheria Borders (nominated by Priscilla Gomez, seconded by Julia Mercer). Objection: Stephan Maitran. Motion carried.
- **Secretary** – Nomination: Julia Mercer (nominated by Sheria Borders, seconded by Priscilla Gomez). Motion carried unanimously.
- **Treasurer** – Nomination: Tamara Wilson (nominated by Julia Mercer, seconded by Sheria Borders). Motion carried unanimously.
- **Director at Large** – Nomination: Stephan Maitran (nominated by Julia Mercer, seconded by Priscilla Gomez). Motion carried unanimously.

Committee liaisons were established:

- Pool Committee – Julia Mercer
- Landscaping Committee – Tamara Wilson

2.6 MUD Representatives

Representatives provided updates on security contracts and community concerns regarding current services.

3. General Session

The General Session was called to order at **5:39 P.M.** by President Priscilla Gomez.

3.1 Meeting Code of Conduct

The Code of Conduct was reiterated and emphasized.

4. Actions Taken Outside a Meeting

4.1 **Board Meeting Format** – Beginning October, in-person meetings will commence at 6:00 P.M. and be board-led at homeowner request.

4.2 **Security Hours** – Updates regarding security hours were provided to homeowners.

4.3 **Pool Season Extension** – The Board approved extension of Pool 2 operations (swim at own risk), subject to homeowner waiver.

4.4 **Irrigation Repairs** – The Board approved irrigation system repairs as presented.

5. Approval of Minutes

5.1 Motion: Approve the April 2025 meeting minutes.

- Motion by Julia Mercer
- Seconded by Priscilla Gomez
- Motion carried unanimously

Approved minutes will be posted to the community portal.

6. Financial Report

The financial report for the prior month was reviewed.

- Motion to approve by Sheria Borders
 - Seconded by Priscilla Gomez
 - Motion carried
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7. Legal

7.1 **Executive Session Summary** – The Board authorized one legal action for violations and unpaid assessments, including recommendation to foreclose on a delinquent account.

7.2 **New Lawsuits** – One new legal matter was introduced; the Board will proceed under counsel's guidance.

8. Management Report

Anthony Gaines reviewed the action item report, inspection report, landscape updates, and lake management. Deed restriction enforcement and governing document changes were clarified. Homeowner packets were distributed, and portal updates completed.

9. Deed Restrictions / ACC Appeals

9.1 The updated violations report was presented. Homeowners were reminded of compliance requirements, and enforcement actions were outlined.

10. Old Business

10.1 **Committee Volunteers** – A call for volunteers to Pool and Landscaping Committees was made.

10.2 **Lakehouse Rental Updates** – Vendor selection for upcoming renovations is in progress.

10.3 **Security Roles** – Updates to security responsibilities discussed.

10.4 **Bidding Updates** – Bids solicited for Lakehouse, Pool 1 & 2, and community parks.

10.5 **Perimeter Fencing** – Bidding for perimeter fencing underway.

10.6 **Landscaping & Tree Update** – Contract signed with Sungrow and Urban Foresters. Maps to be provided for homeowner awareness.

11. New Business

No new business.

12. Homeowner Forum

Homeowners addressed issues related to trees, communication, duck removal, fine policy, landscaping, and financials.

13. Next Meeting Date

The next regular meeting is scheduled for **August 25, 2025**, in person.

14. Adjournment

There being no further business, the meeting adjourned at **6:30 P.M.**

Approved by the Board of Directors on: _____

Secretary: _____