

**Minutes of the Meeting of the Board of Directors**  
**Lakemont Community Association**  
**Held August 25, 2025, at 5:30 P.M. at The Lakehouse**

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**Director's 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 **4:32 P.M.** by Priscilla Gomez, President, with a quorum established.

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**2. Executive Session**

**2.1 Homeowner/Association Requests**

The Board reviewed ARC applications, landscaping concerns, and maintenance issues. Management provided guidance, and determinations were documented for communication to homeowners.

**2.2 Legal & Management Reports**

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

### 2.3 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.

### 2.4 Board Officer Elections (Committee Update)

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 asked that Stephan Maitran take over as pool liaison. Stephan agreed and advised Julia to send over all documentation.
- Landscaping Committee – Tamara Wilson
- Social Liaison – Sheria made a motion for Priscilla to be the social media/Social Liaison for the board. Julia seconded the motion. 4-1-0

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## 3. General Session

The General Session was called to order at **5:35 P.M.** by President Priscilla Gomez.

### 3.1 Meeting Code of Conduct

The Code of Conduct was reiterated and emphasized.

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## 4. Actions Taken Outside a Meeting

**4.1 Landscaping Entrance Enhancement** – The board approved SunGrow Bid for \$39,537.57. Votes were 5 in favor and 1 to abstain.

**4.2 Association Attorney** –The board motioned to move to Porter Law Firm as their attorney of choice.

**4.3 Duck Removal**– The board unanimously approved the removal of the ducks.

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## **5. Approval of Minutes**

5.1 Motion to approve the July 2025 meeting minutes.

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

Approved minutes will be posted to the community portal.

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## **6. Financial Report**

The financial report for the prior month was reviewed.

- Motion to approve by Tamara Wilson
  - Seconded by Julia Mercer
  - 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.

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## **8. Management Report**

Anthony Gaines and Brooke Broussard 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.

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## **9. Deed Restrictions / ACC Appeals**

**9.1 Violation Process** – The board updated the community on the violation process.

**9.2 Deed Restriction Enforcement**- The updated violations report was presented. Homeowners were reminded of compliance requirements, and enforcement actions were outlined.

**9.3 Tree Trimming** – Homeowners were advised that the notices for tree trimming went out on May 14<sup>th</sup> and July 16<sup>th</sup>. The board approved in Executive Session to remove Certified Notice charges from homeowners whom have complied.

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## **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. The board has asked Graham Management to find additional vendors to bid, while also getting updates requested to the current vendors.

**10.3 Security Roles** – Board advised that they were out for bid for Security companies due to the overwhelming response from the community. More updates to come.

**10.4 Bidding Updates** – Bids solicited for Lakehouse, Pool 1 & 2, and community parks. Board reviewing bids and will update the community once there is a decision made.

**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.

**10.7 Budget Review**- The board advised the community that the budget is underway. There will be a board budget meeting on September 10<sup>th</sup> to review the budget.

**10.8 Graham Contract**- The board discussed the current state of the contract and possibilities of new management companies. Graham Management was asked to leave the room during this discussion. There was also a discussion of an increase to the current management fee.

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### **11. New Business**

No new business.

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### **12. Homeowner Forum**

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

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### **13. Next Meeting Date**

The next regular meeting is scheduled for **September 22, 2025**, in person.

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### **14. Adjournment**

There being no further business, the meeting adjourned at **6:27 P.M.**

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**Approved by the Board of Directors on:** \_\_\_\_\_

**Secretary:** \_\_\_\_\_