

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC. HELD ON May 20th AT 6:00PM, AT STEVE RADACK COMMUNITY CENTER.**

**BOARD MEMBERS PRESENT**

Curtis Culver, John Leech and Harold Vance were present and thus a quorum was established

Also present were Ed Gojara, Martha Bravo and Celina Deleon with Bedrock Association Management

**OPEN SESSION CALL TO ORDER**

- Ed Gojara called to order at 6:05pm

**APPROVAL OF PRIOR MEETING MINUTES**

- The meeting minutes from the previous board meeting (April 2025) were approved unanimously

**RATIFICATION OF ACTIONS OUTSIDE OF MEETING (Approved - email vote)**

- The Board approved an interim maintenance schedule (weekly trash service and bi-weekly mowing) for MUD lakes areas

**NEW BUSINESS**

- The board discussed and voted unanimously to outsource website management to a third party vendor.

**FINANCIAL REPORT**

- The financial committee reviewed the financials and noted no issues. Commented that approximately 5% of homeowners' current year assessment balances are still outstanding

**BUSINESS IN PROGRESS**

- No old business was discussed

**LEGAL REPORT & ACTIONS**

- No legal report or actions taken

**COMMITTEE REPORTS**

- Social Committee- update on Welcome Back to Summer Pool Event 06/07/2025

- Grounds Committee – update included observation of algae in the lakes and the need for additional treatments. The fountain to lake appeared to not be functioning properly and needed to be checked by lake management company.

### **HOMEOWNER FORUM**

- Thirteen (13) residents were present at the meeting.
  - Items discussed included concerns of unauthorized fishing at lakes (prohibited to fish). The board advised to call the constable when fishing is seen.
  - Questions regarding HOA letter process and board and management company explained steps involved leading to a certified letter. Requested homeowners to contact management company with questions stressing communication is key.
  - Discussions involving MUD, lakes and maintenance of lake areas.

### **EXECUTIVE SESSION CALL TO ORDER**

- Due notice having been given and a quorum being present, the executive session was called to order at 7:17pm]
- A homeowner hearing was conducted regarding a DRV. The homeowner was present and given the opportunity to present their case. The Board decided to uphold the violation.

### **ADJOURNMENT**

- There being no further business to discuss, the Board meeting was adjourned at 8:05pm. The next board meeting is June 17 at 6:00pm at the Radack Center.

*Curtis Culver*

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06/17/25 10:12 PM  
CDT  
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President, Lakes of Pine Forest HOA, BOD

Date