

**LAKWOOD COVE HOA
BOARD OF DIRECTORS MEETING MINUTES**

DATE: October 28, 2025

TIME: 7:00PM

PLACE: Sterling Kingwood Office – 1521 Green Oak Place, Suite 196 – Kingwood, TX 77339

ATTENDEES:

Board members Denise Moore, Kaci Sheridan, and Jorge Avalos were present. Brooke Brittan was in attendance, representing Sterling ASI. There were two homeowners in attendance.

Call to Order

President Denise Moore called the meeting to order at 7:09PM.

Approval of Meeting Minutes

A motion was made, seconded, and unanimously passed to approve the meeting minutes from the July 22, 2025 regular meeting of the Board.

Financial Report

The September 2025 financials were reviewed. The Operating account ended with a balance of \$92,119.53 and the Reserve account had \$92,877.84. A motion was made, seconded, and unanimously passed to approve the financials as presented.

2026 Budget

The proposed 2026 budget included a \$20 per home assessment increase, from \$330 to \$350. The proposed increase is due to anticipated increases in contracted services and insurance, as well as an increased contribution to the Reserve Fund following several large expenses over the past few years. Assessments have not increased for several years.

After discussion, the board agreed on a \$10 increase. A motion was made and seconded to increase assessments by \$10, from \$330 to \$340, and the motion carried unanimously.

Old Business

Fence at Lake

There are no updates from the City of Houston on the fence replacement at the lake by the front entrance. The discussion will be tabled for now. Bids for clearing the area and replacing the fence will be considered in the future.

Storage Unit Inventory

The last few items left in the storage unit can be thrown out and the account can be closed.

New Business

Fall Festival

The Fall Festival is scheduled for November 15th. Event signs have been picked up and will be put out this week. Two face painters and a bounce house have been secured. Additional discussion included setting up a photo area with hay bales and pumpkins, a sensory bin with dried corn and toys for kids to dig for, and a craft activity such as ornament making or painting kits. These items will be finalized prior to the event.

Legal Authorization

An authorization for foreclosure on legal account #22306307 was reviewed. Board members requested additional details that verified previous notices were delivered to the homeowner. A motion was made and seconded to approve the foreclosure authorization once it is confirmed notices were received by the homeowner. The motion passed unanimously.

Executive Session Summary

Discussion of delinquent accounts and review of deed restriction and attorney status reports. An ACC variance request to install a wrought iron fence along the rear property line bordering green space for account #317210 was reviewed. A motion was made and seconded to approve the variance, and the motion carried unanimously.

Adjournment

With no further business to discuss, the meeting was adjourned at 8:29PM.

Accepted by:

Lakewood Cove HOA