

Lakewood Cove HOA Meeting

February 18th, 2016

Board Members present:

Joe Valdivia
Angela Hunter

Jack Talbert
Debra McGee

Residents present:

Yasmin Viso
Vera Champagne

Jackie Hubbard
Marylin Carnes

- I. Meeting was called to order at 7:00 pm by Jack Talbert.
- II. Debra McGee made motion to waive reading of January 2016 minutes 2nd by Jack Talbert. Voted and agreed by all.
- III. Treasurer's report was distributed and motion to accept was made by Jack Talbert and 2nd by Angela Hunter.
- IV. Old Business:
Fire Break: Last month we had residents who complained that the foliage/tree growth behind their fences (on HOA property) was damaging their fence. They requested that the HOA provide a fire break. Since last month's meeting the board held a special meeting and voted to get bids and hire the work done. As of today, the work has been nearly completed if not already completed.

Complaints of trailers and/or cars parking on roads are a City of Houston issue and residents have been advised to contact the city.

Rock/Mulch in yards was approved by the originating board.

The complaint of Geese or other restricted fowl is unfounded. They appeared by board members to be common household birds.

Complaints regarding repairs to the park fence have been addressed in a special meeting held since the last HOA meeting. It was voted on and agreed by all to remove

the fence and not provide additional repairs to an already deteriorating fence. What if anything will be done to replace it will be addressed at a later date.

Request to have a more detailed Treasurer's Report was discussed and the Treasurer declined as she does not have the time.

The Lakewood Cove HOA is a non-profit and only pays taxes on property we own.

V. New Business:

Yasmin Viso was present to inquire on if the HOA plans to maintain the fire break that we have put into place. She was advised that the board does plan to have this up kept. She also advised that a tree was growing on her fence. She was advised that we would look into this issue.

An inquiry into who maintains the pole lights throughout the neighborhood was raised and the board advised that these complaints can be handled by calling 311. You will need to have the pole number, which can be found on the pole itself.

Yasmin Viso inquired if a record of who pays HOA dues is maintained. She was advised that yes we do, but mistakes and miss applications can occur. If this should ever be the case; we request that you email the board with your proof of payment and we will be happy to research and correct any errors on our part.

Pool - Does the board plan on installing a pool? No, we do not have any plans for that at this time.

The board is going to be looking into future projects. EX: finishing sidewalk around park, bike rack for park, pole or some other way to post sign at park

Jackie Hubbard wanted to follow up on her complaint for the rocks/mulch in the front yards. She stated that she has had her house appraised and the appraiser told her that this is bringing down the value of her home. Debra McGee responded that the original board approved, and so we couldn't tell them to remove it. Jackie asked if we or the homeowners had proof of this approval. Debra advised Jackie that the original board did not leave us with those records. Debra agreed to contact our lawyer and determine what if anything we can do.

Marylin Carnes inquired about the board paying half for replacing her back fence. She was advised that the board does not own the property backing up to this fence and therefore it is her responsibility. Debra McGee suggested that she make contact with the property owners and request assistance.

Jackie Hubbard asked for a better breakdown of the financial report. Debra McGee replied that most deposits are HOA fees and we have about a 10% safety net.

Jackie Hubbard asked why we are not non-profit. Debra McGee explained that we are and only pay property taxes. We can't get out of paying property taxes as we are not a church.

Meeting called to end at 8:40pm by Jack Talbert.