

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

DATE: July 22, 2025

TIME: 7:00PM

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

ATTENDEES:

Board members Denise Moore and Jorge Avalos were present. Board member Kaci Sheridan was not in attendance but gave proxy to Jorge Avalos. Brooke Brittan was in attendance, representing Sterling ASI. There was one homeowner was in attendance.

Call to Order

President Denise Moore called the meeting to order at 7:05PM.

Approval of Meeting Minutes

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

Financial Report

The June 2025 financials were reviewed. The Operating account ended with a balance of \$104,095.54 and the Reserve account had \$89,339.27. A motion was made, seconded, and unanimously passed to approve the financials as presented.

Action Between Meetings

-Approval of transitioning website hosting from Bluehost to GoDaddy and for Prepared Publications to design a new website.

Old Business

Website Design

The new website has been completed and a temporary link has been sent to the board to preview it and make any necessary changes before it goes live.

No Trespassing Signs

Two “No Trespassing” signs have been installed – one on each side of the lake.

New Business

Storage Unit Inventory

Kaci and Jorge will go through the storage unit to make a final decision on what can be sold, donated, or thrown away.

Fence at Lake

A ticket has been placed with the City of Houston to determine if they would be of assistance in replacing the fence, however, no updates have been received. Management will contact the association’s attorney to determine whether there is any legal responsibility for replacing the fence.

Other New Business

A garage sale will be held on October 11th.

Discussion of implementing a new resident gift to encourage community engagement.

Executive Session Summary

The board reviewed collection and deed restriction matters. Upon returning to open session, a motion was made, seconded, and unanimously passed to send account 353943 to the attorney for deed restriction enforcement. A motion was made, seconded, and unanimously passed to send accounts 317337, 317302, 317365, 317361, 334300, 317403, 317321, 353940, 317364, 317388, 317267 to the attorney for further collection enforcement.

Adjournment

With no further business to discuss, the meeting was adjourned at 8:01PM.

Meeting minutes were prepared by:

Brooke Brittain, Sterling ASI

Accepted by:

Denise Moore, President Lakewood Cove HOA