

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

DATE: October 22, 2024

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. Gina Keller and Brooke Brittan attended representing Sterling ASI. One homeowner was in attendance.

Call to Order

Denise made a motion to call the meeting to order and adopt the agenda at 7:08PM, which was seconded by Kaci.

Approval of Meeting Minutes

Kaci made a motion to approve the meeting minutes from the August 14 regular meeting of the Board, seconded by Jorge, and unanimously approved.

Financial Report

Gina Keller reviewed the financials as of September 30, 2024. The operating account had a balance of \$78,493.45, the reserve account had a balance of \$100,100.23, and the total of all accounts is \$178,593.68. Checks written during the month of July from the operating account totaled \$4,759.65. There were no reserve expenses. Collections are at 93.6% for the year.

Old Business

Review Amended Bylaws

The Board was provided copies of the Amended and Restated Bylaws draft. Kaci motioned to approve and adopt the Amended and Restated Bylaws with one modification to Article V. Section 1 to state the number of board members may vary between 3 and 5. The motion was seconded by Jorge, and unanimously approved.

Landscape Estimates

J&L Landscaping provided the following estimates were received for additional landscaping services:

Mow a 3' strip behind Laurel Sage- \$180 per visit

Easement clearing- \$2,250

Trail Tree Lane- \$2,400

Lake Clearing- \$900

Tree Pruning on Trail Springs Ct- \$1,200

Kaci made a motion to approve all estimates, seconded by Jorge, and unanimously approved.

Remediation of 402 Laurel Sage

JAK Environmental completed this. The ground was leveled and new sod was laid.

New Business

2025 Budget Review and Approval

The proposed 2025 budget was reviewed. Kaci motioned to approve the 2025 budget, seconded by Jorge, and unanimously approved.

Other New Business

The pond at the entrance of the community has a fence around it that has fallen down. The board agreed to look into putting up a new fence.

Discussion of adding sun sail shades to protect the playground.

Discussion of hosting a Christmas event such as cookies and hot chocolate or pictures with Santa. Sterling will look into options.

Executive Session Summary

Discussion of delinquent accounts.

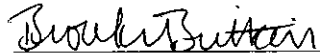
Discussion of deed restriction violations.

ACC variance request review.

Adjournment

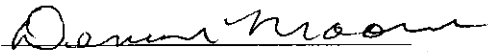
With no further business to discuss, the meeting was adjourned at 8:24PM.

Meeting minutes were prepared by:



Brooke Brittain, Sterling ASI

Accepted by:



Denise Moore, President Lakewood Cove HOA