

# Lakewood Cove HOA

January 20, 2022

Minutes of the Lakewood Cove HOA Board of Directors meeting, held at Homewood Suites 23320 Hwy. 59 North, Kingwood, TX 77339 at 7:00PM on the 20th of January, 2022.

Board Members present:

Szymon Balicki, Josephine Bailey, Arvis Trevino, Crystal Williams, Kaci Deauquier Sheridan

Homeowners present:

Jessica Flores, Nick Knesek, Julie Seales, Karla Alvarado, Jorge Avalos, Eli Lara

1. Call to order at 7:05PM
2. Treasurer Update
  - 2.1. 2022 HOA Dues - Invoices will begin to go out the week of 1/23/22. Annual Dues will continue to be \$330. Payments will be due at the end of February. If payment plan is needed, email [board@lakewoodcovehoa.org](mailto:board@lakewoodcovehoa.org)
  - 2.2. Budget - We are still transitioning and taking inventory of everything from previous board. Budget will be provided during February HOA meeting
3. Old Business
  - 3.1. Playground - In the process of obtaining bids for new playground equipment. 2022 Priority is to clean up and update playground equipment.
  - 3.2. Management Company - Motion Passed to move forward with Sterling Management Company. Cost is \$835 per month. All attendees' voted, no objections.
4. New Business
  - 4.1. ACC - previous committee members are no longer active. Since we are moving forward with Management company the board will determine if committee is required. Update at next HOA meeting.  
Board of Directors voted to wave the \$25 ACC application fee - motion passed.
  - 4.2. Landscaping Company - Request to review current contract
5. Upcoming Events and Newsletter
  - 5.1. Newsletter will be sent to homeowners quarterly, Board is also looking to post Newsletter to website and make accessible to renters. Board is requesting topics for newsletter, please email [board@lakewoodcovehoa.org](mailto:board@lakewoodcovehoa.org)
  - 5.2. Discussed April events, garage sales and Easter Egg Hunt. Seeking volunteers and donations for Easter Egg Hunt. please email [board@lakewoodcovehoa.org](mailto:board@lakewoodcovehoa.org)
  - 5.3. Please submit suggestions for future events or contests to [board@lakewoodcovehoa.org](mailto:board@lakewoodcovehoa.org) (Suggestions shared: Yard of the Month, Christmas Decoration Contest, Garden Club)
  - 5.4. Website Updates - FAQ, Event Calendar and Question box added.
6. Open Forum
  - 6.1. Fireworks-Concerns regarding legality of fireworks. Fireworks are confirmed to be illegal inside Houston city limits, residents should pop at their own risk.

- 6.2. Recent Break-Ins – Suggestions were made to increase security: Request HPD Patrol, Neighborhood Watch. Board is seeking advice from management company and will provide update at next HOA meeting.
  - 6.3. Facebook Page “Lakewood Cove Community Page Run by Neighbors for Neighbors” – Julie Seales is the administrator of the page and will begin to transition the page back to its original intent. All HOA questions should and will be directed to the Lakewood Cove HOA page or board@lakewoodcovehoa.org . Also, residents no longer living in the community will be removed with no notification.
  - 6.4. Newsletter - Renters are concerned with not receiving the newsletter. Based on bylaws, all HOA communications are communication to the homeowner. Board is reviewing bylaws to ensure renters have a voice. Updates to come at future HOA meetings.
7. Adjourn at 8:00PM

These minutes were approved by the Board of Directors.

Crystal Williams,  
Secretary of the Lakewood Cove HOA  
Date: 01/21/2022