

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

DATE: February 4, 2026

TIME: 7:30PM

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

ATTENDEES:

Board members Denise Moore, Kaci Sheridan, and Sarah Clark were present. Brooke Brittan was in attendance, representing Sterling ASI. There was one homeowner in attendance.

Call to Order

President Denise Moore called the meeting to order at 7:42PM.

Approval of Meeting Minutes

A motion was made and seconded to approve the meeting minutes from the October 28, 2025 regular meeting of the Board, and the motion passed unanimously.

Financial Report

The December 2025 year-end financials were reviewed. The Operating account ended with a balance of \$97,307.22 and the Reserve account had \$96,412.96. Total expenses for December 2025 were \$7,219.73. Total operating expenses for the year were \$73,042.85, which resulted in a surplus of \$5,532.15. Reserve expenses were \$21,424 for the playground cover.

Election of Officers

A motion was made and seconded to retain all current officer positions with Denise Moore as President, Jorge Avalos as first Vice President and Kaci Sheridan as Treasurer. The motion carried unanimously. A motion was made and seconded for Sarah Clark, who was elected to the Board at the 2026 Annual Meeting, to serve as second Vice President. The motion carried unanimously.

New Business

Trash Pickup Delays

There have been significant delays in heavy trash collection, resulting in heavy trash sitting on lawns for extended periods of time. The City of Houston plans to implement a new heavy trash pickup protocol in March, which will require residents to call 311 for heavy trash collection. After the call is made, trash should be collected within 5 days. Notices will be sent to the community and posted to the website.

2026 Projects and Events

Discussion of community events, including Easter and fall festivals. March 28th was set for the Easter event and the fall festival date will be scheduled at the next meeting.

Projects will be discussed at the next board meeting as well.

Open Discussion

A suggestion was made to install an announcement board since there are a significant number of rental homes in the community and not all residents receive notices about community news and events.

Executive Session Summary

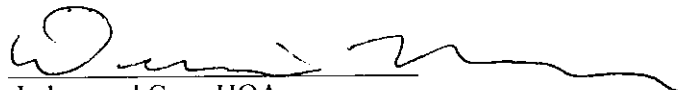
A motion was made and seconded to adjourn the open meeting and move into executive session at 8:13 PM to discuss delinquent accounts, review the deed restriction and attorney status reports, and consider enforcement actions related to delinquent accounts and deed restriction violations. The motion passed unanimously.

Upon reconvening in open session, a motion was made and seconded to approve foreclosure authorization for legal account #22306307. The motion passed unanimously.

Adjournment

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

Accepted by:


Lakewood Cove HOA