

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

DATE: April 22, 2025

TIME: 7:00PM

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

ATTENDEES:

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

Call to Order

President Denise Moore called the meeting to order at 7:00PM.

Approval of Meeting Minutes

Kaci made a motion to approve the meeting minutes from the February 4, 2025 regular meeting of the Board, seconded by Denise, and unanimously approved.

Financial Report

The March 2025 financials were reviewed. The Operating account ended with a balance of \$118,858.22 and the Reserve account had \$94,352.18. Expenses for the first quarter of the year totaled \$28,563.56. This includes the \$12,874 down payment for the playground shade structure. Kaci made a motion to approve the financials, seconded by Denise, and unanimously approved.

Old Business

Playground Shade Cover

The playground shade cover was installed in time for the community Easter Egg hunt. Positive feedback has been received from residents.

Website Maintenance

Board members discussed switching to a new website hosting platform and having Prepared Publications create the new website. Ideally, this would be a more user-friendly platform than Bluehost. Management will ask Prepared Publications for recommendations on platforms and if they are able to build the new website.

Fence at Lake

The board discussed if there are any legal obligations to replace the fence at the lake that was damaged by workers at the water treatment facility on Trail Tree Ln. Management will try to make contact with the facility to see if they will accept responsibility and assist with replacement of the fence, although the incident happened several years ago.

Water Well Capping

A bid for \$1,450 from Goss Water to cap the well was reviewed. Kaci motioned to accept the bid, seconded by Denise, and unanimously approved.

New Business**Storage Unit Inventory**

Denise went through the things in the storage unit and created an inventory list. Board members agreed that many of the items will not be used by the community and can be donated. Kaci will look through the items to make a final determination.

Laurel Springs Litter

Jesse advised that his crews can pick up litter on Laurel Springs for \$30 per occurrence, as is necessary.

Trespassing Signs

An estimate for "No Trespassing" signs was reviewed to put near the lake at the entrance of the community. Board members agreed that one sign on each side of the lake would be appropriate. In addition to the signs, a recommendation was made to paint the bottom of the trees near the entrances purple, as that is a "universal" sign to indicate private property.

Other New Business

Discussion of heavy trash being put out well before collection days.

Executive Session Summary

Discussion of delinquent accounts and the attorney status report.

Adjournment

With no further business to discuss, the meeting was adjourned at 8:42PM.

Meeting minutes were prepared by:


Brooke Brittain, Sterling ASI

Accepted by:


Denise Moore, President Lakewood Cove HOA