

LAKEWOOD FOREST FUND, INC.

**MINUTES OF THE OPEN SESSION MEETING OF THE BOARD OF DIRECTORS OF
LAKEWOOD FOREST FUND, INC. HELD ON MONDAY, JUNE 06, 2022 AT 7:00 PM VIA
ZOOM VIDEO CONFERENCE HOSTED BY BOARD OF TRUSTEES AT 12415 LOUETTA
ROAD, CYPRESS TX 77429**

DIRECTORS PRESENT

Bob Lewis, President
Scott Johnson, Treasurer
Sandy Matto, Trustee
Christy Jones, Trustee (via ZOOM)

DIRECTORS ABSENT

Boe Bowen, Vice President
Bobbi Munz, Trustee
Martin Cuellar, Trustee

IN ATTENDANCE

Heidi Flores, Lakewood Forest Fund, Inc.
Lieutenant Whiteley, Harris County Constable Precinct 4
Resident(s)/guests present via ZOOM (2)

ESTABLISHMENT OF QUORUM, CALL TO ORDER AND ADOPTION OF AGENDA

Due to the notice of the meeting having been given and a quorum being present, the open session meeting was called to order at 7:00 pm with B. Lewis presiding and H. Flores assisting in recording the Minutes.

SECURITY REPORT

Monthly Contract Stats from Harris County Constable, Precinct 4 were reviewed which included a total of 320 contract calls for the month of May 2022.

CONSIDERATION OF OPEN SESSION MINUTES

On a motion duly made by S. Johnson, seconded by S. Matto, through unanimous vote, the open session meeting minutes for May 2, 2022 were approved as presented.

TREASURER'S REPORT

Financial Overview: .

Report Date: May 31, 2022

- Operating Fund: 980,087.97
- Reserve Fund: 708,293.77
- Community Projects Fund: 107,098.90
- Community Projects Fund (Tree Fund for 2022): 7,050.00
- Total Contingency Fund: 25,000.00
- YTD Income: 1,774,996.39
- YTD Operating Expenses: 833,679.73
- Collection Rate: 95.41%

COMMITTEE REPORT

Updates were given by S. Matto, Community Events/Outreach Chairperson regarding the following:
-50th anniversary celebration of Lakewood Forest to be held at Lakewood Residents' Club on June 25th
-Books for 2022 Santa Event

NEW/OLD BUSINESS

- Discussions/announcements/reviews held regarding:

OB-01: Open Work Order Report; review of open items

OB-02: Status update on insurance claim for damaged monument wall on

N. Eldridge Pkwy near Louetta; notification to board that Fund Office submitted bids/quotes on May 11th for replacement of monument to property adjuster, Engle Martin

OB-03: RFP-Monument wing wall replacement at Grant and Cypresswood; board reviewed pricing from Hardman Signs, Hardscape, SCA Sign Group

-On a motion duly made by S. Johnson, seconded by S. Matto, through unanimous vote, the board approved Hardscape estimate 9035 dated 05-05-2022 in the amount of \$ 44,050.00 for monument replacement at Grant and Cypresswood to be funded from community projects.

OB-04: RFP-Monument wall replacement at N. Eldridge Pkwy near Louetta; board reviewed pricing from Hardman Signs, Hardscape, SCA Sign Group

-On a motion duly made by S. Johnson, seconded by S. Matto, through unanimous vote, the board approved Hardscape estimate 9034 dated 05-05-2022 in the amount of \$ 3,648.00 for monument replacement at N. Eldridge Pkwy near Louetta to be funded from insurance claim and reserve account (if needed).

OB-05: 2021 Audit Draft from Cox CPA Services, Inc.; S. Johnson, treasurer, reviewed 2021 audit draft with board

-On a motion duly made by S. Johnson, seconded by B. Lewis, through unanimous vote, the board approved the 2021 audit draft from Cox CPA Services, Inc. as presented

OB-06: Staffing for part-time compliance administrator; board notified new hire start date of June 6th

NB-01: Common area issue at patio home; discussion held regarding resident complaint of common area being utilized by apartment tenants for walking dogs and lack of clean up by those tenants

NB-02: Water penetration on west wall - Fund Office

NB-03: Gutters/gutter guards west wall – Fund Office

-On a motion duly made by S. Johnson, seconded by S. Matto, through unanimous vote, the board approved gutter installation and gutter guards on the west side of the building at a cost of up to \$1K to be funded from operating account.

NB-04: May 24th notification from Constable Herman regarding pricing for law enforcement contract; board reviewed new pay structure which resulted in a cost savings of \$ 12,514.00 for the law enforcement contract running from October 1st through September 30th to align with Harris County fiscal year.

HOMEOWNER FORUM

Discussions held regarding contract with Texas Pride Disposal.

ADJOURNMENT OF OPEN MEETING SESSION

Open meeting session adjourned at 7:32 pm.

SCHEDULING OF NEXT MEETING

The next scheduled meeting which will be held on Monday, July 11th via ZOOM video conference at 7:00 pm being hosted by Board of Trustees at Fund Office, 12415 Louetta Road, Cypress, TX 77429. Meeting ID: N490 416 5823 Passcode: 8Pk2mk

RECAP OF EXECUTIVE SESSION

-Call to Order at 7:33 PM.

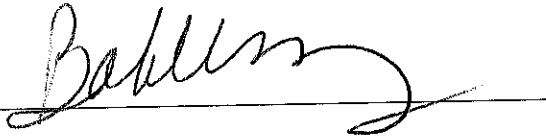
-Hearing with owner in regards to deed restriction issue; board denied a variance request by owner for using home for purposes other than as a single-family dwelling.

-Executive session meeting minutes for May 2, 2022 were approved as presented.

-Approval of (3) accounts to be referred to legal due to outstanding compliance issues.

- Discussion held regarding continued service issues and breach of contract by Texas Pride Disposal; tabled for discussion in July due to split vote in regards to contract termination.
- Board notified that Paul Marshall vs. Lakewood Forest (Case #214100307846) trial date has been reset to July 20, 2022 at 9:00 AM.
- Approval to initiate foreclosure proceedings on (1) account in efforts to collect outstanding balance due to association.
- Adjournment at 8:57 PM.

Approved

A handwritten signature in black ink, appearing to read "Bakken", written over a horizontal line.

07/11/2022
Date