

LAKEWOOD FOREST FUND, INC.

**MINUTES OF THE OPEN SESSION MEETING OF THE BOARD OF DIRECTORS OF
LAKEWOOD FOREST FUND, INC. HELD ON MONDAY, AUGUST 01, 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
Bobbi Munz, Secretary
Scott Johnson, Treasurer
Sandy Matto, Trustee
Martin Cuellar, Trustee
Christy Jones, Trustee (via ZOOM)

DIRECTORS ABSENT

Boe Bowen, Vice President

IN ATTENDANCE

Heidi Flores & Shannon Brandt, Lakewood Forest Fund, Inc.
Lieutenant Whiteley, Harris County Constable Precinct 4
Resident(s)/guests present via ZOOM (6)

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 176 contract calls for the month of July 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 July 11, 2022 were approved as presented.

TREASURER'S REPORT

Financial Overview:

Report Date: July 31, 2022

- Operating Fund: 845,124.54
- Reserve Fund: 713,511.06
- Community Projects Fund: 107,166.24
- Community Projects Fund (Tree Fund for 2022): 7,050.00
- Total Contingency Fund: 25,000.00
- YTD Income: 1,884,988.86
- YTD Operating Expenses: 1,123,644.95
- Collection Rate: 98.01%

OLD/NEW BUSINESS

Discussions/announcements/reviews held regarding:

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

- OB-02: Considerations for replacing sections of Malcomson/Heatherwick wall

Discussion held in regards to confirmation from general counsel indicating Section 10 CCR's gives the board the full authority to make a decision on the common area wall replacement in the Cypress section and does not require membership approval. Tabled; to be placed on executive session agenda for September 2022.

-OB-03: Following updates given regarding waste & recycling contract
New contract to commence September 15th
Zone listing has been updated to include street names
Residential Recycling and Refuse currently developing owner portal for Lakewood Forest
Fund staff to publish changes in August newsletter and send out mailer to all residents
-OB-04: Considerations for holding in-person meetings for residents
On a motion duly made by S. Johnson, seconded by M. Cuellar, through unanimous vote, the board approved to continue with ZOOM meetings with the exception of annual meetings which will be held in person.
NB-01: Development of HR policy for Fund staff
On a motion duly made by S. Johnson, seconded by B. Munz, through unanimous vote, the board approved H. Flores to explore options for development of human resource policy for Fund staff.
NB-02: Sec. 202.023 of Texas Property Code
Discussion held; tabled for consultation with general counsel.

HOMEOWNER FORUM

-Comment regarding mulching in common areas is being done incorrectly
-Complaint regarding the school sign on Louetta by the Lakewood Montessori not having a flashing light
-Request for 2023 budget draft to itemize "other income" and provide comparison of actuals for 2022
-Complaint regarding landscaping issues at patio homes and staff members

ADJOURNMENT OF OPEN MEETING SESSION

Open meeting session adjourned at 7:43 pm.

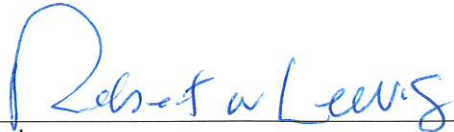
SCHEDULING OF NEXT MEETING

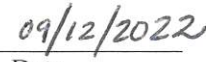
The next scheduled meeting will be held on Monday, September 12th via ZOOM video conference at 7:00 pm being hosted by Board of Trustees at Fund Office, 12415 Louetta Road, Cypress, TX 77429.
Meeting ID: N490 416 5823 Passcode: 8Pk2mk

RECAP OF EXECUTIVE SESSION

-Call to Order at 7:46 PM.
-Hearing regarding ACC denial for driveway extension; the board approved to rescind the disapproval from the architectural control committee and approved a variance for a driveway extension using materials which are not identical to the existing driveway.
-Hearing regarding dispute for commercial vehicle (wrapped); through quorum vote, the board denied a variance request to park a commercial vehicle (wrapped) in the subdivision. An alternative option which was discussed was to remove the wrap and instead utilize a magnetic sign which can easily be removed when the vehicle is parked in the subdivision.
-Approval for (5) accounts to be referred to legal and (3) accounts for initiation of a deed restriction lawsuit due to outstanding compliance issues.
-Discussion held regarding pro-rating monthly payment to Texas Pride Disposal due to breach of contract and service issues; tabled as no motion was made.
-Board notified that Paul Marshall vs. Lakewood Forest (Case #214100307846) trial date has been reset to August 17, 2022 at 9:00 AM.
-Approval of the 2023 budget draft 02 with payroll information to be consolidated for presentation to the membership in September.

- Approval of (a) legal referrals and lien filings for all accounts which are delinquent and have been non-responsive to collection letters sent by the Fund Office, and (b) lawsuit referrals to all delinquent accounts which have been non-responsive to demand letters and original petitions sent by Law Firm of Rice & Rice.
- Approval of the executive session meeting minutes for July 11 and July 26, 2022 as presented.
- Adjournment at 8:46 PM.


Approved


Date