

LAKEWOOD FOREST FUND, INC.

**MINUTES OF THE OPEN SESSION MEETING OF THE BOARD OF DIRECTORS OF
LAKEWOOD FOREST FUND, INC. HELD ON MONDAY, MAY 6, 2019 AT 7:00 PM AT
LAKEWOOD FOREST FUND OFFICE, 12415 LOUETTA ROAD, CYPRESS, TX 77429**

DIRECTORS PRESENT

Bob Lewis, President
Boe Bowen, Vice President
Bobbi Munz, Secretary
Scott Johnson, Treasurer
Christy Jones, Trustee
Paul Marshall, Trustee
Sandy Matto, Trustee

DIRECTORS ABSENT

All present

IN ATTENDANCE

Heidi Flores, General Manager, Lakewood Forest Fund, Inc.
Jackie Jimenez, Lakewood Forest Fund, Inc.
Lt. Garza and Deputy Malik, Harris County Constable Precinct 4
(8) Resident(s) present

**ESTABLISHMENT OF QUORUM, CALL TO ORDER AND ADOPTION OF AGENDA
OPEN MEETING SESSION I**

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

SECURITY REPORT

Lt. Garza provided an overview of incidents for Lakewood Forest during the month of April 2019 which included a total of 297 contract calls.

CONSIDERATION OF MEETING MINUTES

On a motion duly made by P. Marshall, seconded by S Johnson, through unanimous vote, the open session meeting minutes from April 1, 2019 were approved as presented.

INDIVIDUAL TRUSTEES / COMMITTEE REPORTS

Community Outreach / Events Update: S. Matto, chairperson, summarized success of Food Truck / Bingo Night, Spring E-waste and document shredding event, and discussed future Coffee with Cop Events.

TREASURER'S REPORT

Financial Overview: Financial review as of April 30, 2019:

- Total Operating Fund: 939,290.27
- Total Reserve Fund: 718,009.30
- Total Community Projects Fund: 246,760.18
- YTD Income: 1,630,339.17
- YTD Operating Expenses: 682,850.54
- Collection Rate: 93.97%

OLD / NEW BUSINESS

- Reminder to Board that 2020 budget wish list items due at June meeting
- Presentation initiated by Fund Staff in regards to Appfolio management software; tabled to allow additional review time for board member
- Board presented with TCAA legislative update as of 04-19-19
- Discussion held regarding Grant Road Wall Replacement Project; geotechnical investigation (soil) testing to be initiated by TEG at cost of \$3,800.00
- Board notified of pending issues:
 - * Various painting of monument signs & lettering – work order placed
 - * Plants to act as deterrent for graffiti on exterior patio lake perimeter wall

HOMEOWNER FORUM

Owners addressed Board in regards to:

- Meeting for lot owners for the purpose of reviewing the proposed expenditures (budget) for 2020 and seeking guidance and input from lot owners
- Erosion issue from storm creek affecting a specific homeowner
- Sound barrier rating on Grant Road replacement wall
- Reduction or absolution of recycling program and/or reduction in trash service
- HOA funding for Community Events and Outreach

ADJOURNMENT OF OPEN MEETING SESSION I

Open meeting session I adjourned at 8:08 pm.

**ESTABLISHMENT OF QUORUM, CALL TO ORDER AND ADOPTION OF AGENDA
OPEN MEETING SESSION II**

Due to the notice of the meeting having been given and a quorum being present, the open meeting session II was called to order at 9:05 pm with B. Lewis presiding and H. Flores assisting in recording the Minutes.

RECAP OF EXECUTIVE SESSION

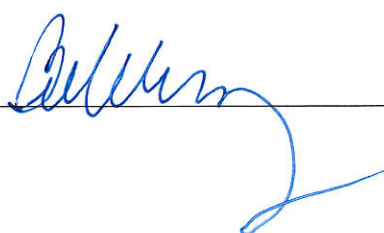
- Board discussed and reviewed the following:
 - * Homeowner hearing in regards to compliance issues; partial waiver of fees approved
 - * Homeowner complaint regarding neighboring lot
 - * Executive session meeting minutes from April
 - * Sharing billing/administrative costs with Lakewood Forest Civic Association
 - * Collection matters; Board approved Rice Law Firm to file (4) collection lawsuits
 - * ACC & Deed restriction matters: Board approved legal referral for (8) accounts due to outstanding deed restriction matters
 - * Destruction of HOA property during Grant Road expansion project
 - * Contract for Grant Road Wall Replacement
 - * Community Events / Outreach discussion

SCHEDULING OF NEXT MEETING

The next Meeting of the Board of Directors will be held at the Lakewood Forest Fund Office, 12415 Louetta Road, Cypress, TX 77429 commencing at 7:00 pm on Monday, June 3, 2019.

ADJOURNMENT OF OPEN MEETING SESSION II

There being no further business to discuss, the open meeting session II adjourned at 9:05 pm.

 Approved 

 Date 6/3/19