

LAKWOOD FOREST FUND, INC.

**MINUTES OF THE OPEN SESSION MEETING OF THE BOARD OF DIRECTORS OF
LAKWOOD FOREST FUND, INC. HELD ON MONDAY, SEPTEMBER 14, 2020 AT 7:00 PM
AT LAKEWOOD FOREST RESIDENTS' CLUB, 15006 LAKEWOOD FOREST DRIVE,
HOUSTON, TX 77070**

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.
Lieutenant Garza, Harris County Constable Precinct 4
(10) Resident(s)/guests present

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 meeting session was called to order at 7:00 pm with B. Lewis presiding and H. Flores assisting in recording the Minutes.

2021 BUDGET REVIEW WITH MEMBERSHIP

S. Johnson, Treasurer, presented and reviewed the 2021 budget draft with the membership indicating the 2021 assessment rate will mirror the 2020 rate set at \$ 630. The floor was opened for questioning from the membership. Summary overview of 2021 draft budget presented:

	<u>Annual Budget</u>	<u>Cost per household</u>
Total Income	1,760,510.00	672.72
Total Operating Expenses	1,655,776.81	632.70
Replacement Fund Contribution	95,000.00	36.30
Net Income	9,733.19	3.72

Note: Community Project Fund (50K to be funded from 2020 NOI)

CONSIDERATION OF MEETING MINUTES

On a motion duly made by S. Johnson, seconded by B. Bowen, through unanimous vote, the open session meeting minutes for August 3, 2020 were approved as presented.

TREASURER'S REPORT

Financial Overview: Financial information provided in Board Packet reflected the below figures.

Report Date 08-31-2020

- Total Operating Fund: 640,451.62
- Total Reserve Fund: 638,289.51
- Total Community Projects Fund: 308,913.39
- Total Contingency Fund: 25,000.00
- YTD Income: 1,717,330.03
- YTD Operating Expenses: 1,187,468.11
- Collection Rate: 97% of annual assessment billed has been collected

NEW/OLD BUSINESS

- On a motion duly made by P. Marshall, seconded by S. Johnson, through unanimous vote, the board approved for M. Chidalek to initiate minor repairs to perimeter wall at common area pond in patio home section over the next three months with reimbursement for materials estimated to be less than \$ 75.00.
- On a motion duly made by S. Johnson, seconded by S. Matto, through unanimous vote, the board approved donation of 20 feet of HOA's erosion control fabric for Christ the Good Shepherd non-profit community garden.
- On a motion duly made by P. Marshall, seconded by S. Johnson, through unanimous vote, the board approved Lake Forest Utility District "Consent for Encroachment" for phases 2b and 3 of Grant Road Wall Project.
- On a motion duly made by S. Johnson, seconded by B. Bowen, through unanimous vote, the board approved repairing all irrigation beginning at N. Eldridge/Grant Rd. running north to New Hampton Drive for a cost not to exceed \$ 12K without additional review.
- Update given on Grant Road Wall Project indicating phase 2b wrapping up and demo for phase 3 expected to start week of September 21st.
- Board notified following issues deferred to October meeting due to limited time: 10 year tree plan, design plan from Pearce Scapes for beautification plan for common area pond in Gardens of Lakewood Forest, public inquiry to Judge Hidalgo regarding issues related to Hurricane Harvey.

SECURITY REPORT

Lieutenant Garza provided an overview of incidents for Lakewood Forest during the month of August 2020 which included a total of 410 contract calls.

HOMEOWNER FORUM

Board responded to various questions from residents.

ADJOURNMENT OF OPEN MEETING SESSION

Open meeting session adjourned at 8:11 pm.

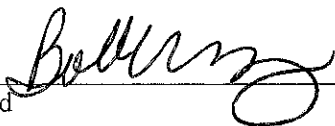
SCHEDULING OF NEXT MEETING

The next meeting of the Board of Directors will be held on Monday, October 5th at 7:00 pm at Fund Office, 12415 Louetta Road, Cypress, TX 77429.

RECAP OF EXECUTIVE SESSION

- Owner hearing regarding ACC issue; approval granted for exterior construction
- Discussion held with Lt. Garza regarding house party on Timberlark Drive
- Discussion held regarding dispute related to Grant Road Wall Project
- Approval of prior month executive session meeting minutes
- Board reviewed notice dated August 31, 2020 from Constable Mark Herman indicating that the Harris County Commissioner's Court approved a rate increase of 2.5% in the Law Enforcement Services Contract to be effective March 1, 2021; the board approved continuing the 70/30 law enforcement services contract utilizing (1) lieutenant and (4) deputies at an estimated annual cost of approximately \$ 400,664.00.
- Approval for filing (1) lawsuit in regards to collections
- Approval for legal referral of (6) accounts due to outstanding compliance issues
- Approval for legal referral/filing TRO in regards to (2) accounts related to hoarding issues and requesting assistance from adult protective services to check living conditions at these (2) homes
- Approval for filing (2) lawsuits in regards to outstanding compliance issues
- Ratification of email vote from September 8th to approve HOA to move forward with filing a TRO against owner(s) who utilized home for purposes other than a single family residential dwelling
- Discussion held regarding 2021 budget draft presented to membership; tabled
- Discussion held regarding interlocal agreement with Harris County Flood Control; tabled

Approved



Date

10/05/2020