

LAKEWOOD FOREST FUND, INC.

**MINUTES OF THE OPEN SESSION MEETING OF THE BOARD OF DIRECTORS OF
LAKEWOOD FOREST FUND, INC. HELD ON MONDAY, APRIL 1, 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.
Corporal Abercia and Deputy Malik, Harris County Constable Precinct 4
Susie Rice, Law Offices of M. Susan Rice
(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

Corporal Abercia provided an overview of incidents for Lakewood Forest during the month of March 2019 which included a total of 258 contract calls.

CONSIDERATION OF MEETING MINUTES

On a motion duly made by S. Johnson, seconded by B. Bowen, through unanimous vote, the open session meeting minutes from March 4, 2019 were approved as presented.

INDIVIDUAL TRUSTEES / COMMITTEE REPORTS

Community Outreach / Events Update: S. Matto, chairperson, gave details regarding Food Truck / Bingo Night scheduled on Friday, April 12th at Lakewood Residents' Club.

TREASURER'S REPORT

Financial Overview: Financial review as of March 31, 2019 provided to Board reflected the following year to date figures:

- Total Operating Fund: 923,254.41
- Total Reserve Fund: 715,022.15
- Total Community Projects Fund: 245,824.60
- YTD Income: 1,556,949.24
- YTD Operating Expenses: 562,375.47

OLD / NEW BUSINESS

-On a motion duly made by P. Marshall, seconded by S. Matto, through unanimous vote, the board approved general lawn maintenance for new islands erected during Grant Road expansion project; cost of \$ 500.00 to be added to monthly maintenance contract as per Encore Landscaping estimate 359 dated 03-11-19.

-On a motion duly made by S. Johnson, seconded by S. Matto, through unanimous vote, the board approved landscape refurbishments requested by Lakewood Forest Garden Club; allocation to be taken from reserve account in accordance with reserve study.

-On a motion duly made by S. Matto, seconded by S. Johnson, through unanimous vote, the board approved offsite storage at Lakewood Mini Storage for PVB covers, erosion materials & office overflow.

-Discussion held regarding addition of blackberry bushes as deterrent for graffiti on exterior of patio lake perimeter wall; tabled for consultation with "Plants for All Seasons".

-Grant Road wall discussion deferred to executive session.

-On a motion duly made by S. Johnson, seconded by P. Marshall, through unanimous vote, the board approved the additional annual premium of \$ 4,141.00 in regards to statement of values adjustment based on reserve study numbers; total blanket amount increased from \$ 813,773 to \$ 1,776,473.

-Board notified Lake Forest Utility District Board agreed to make a donation for the Dick Taylor Pond Erosion Point 8 endeavor in the amount of 20% of the actual project cost of the wall repairs, not to exceed \$1,000; donation received in the amount of \$ 873.77.

-Board notified of pending issues:

* LED billboard

* Various painting of monument signs & lettering

HOMEOWNER FORUM

Owners addressed Board in regards to parking issues on Aspenway Drive during afternoon school pick up, issues with neighboring property and utilization of a precinct judge to oversee election process.

ADJOURNMENT OF OPEN MEETING SESSION I

Open meeting session I adjourned at 7:57 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 9:27 pm with B. Lewis presiding and H. Flores assisting in recording the Minutes.

RECAP OF EXECUTIVE SESSION

-Board discussed and reviewed the following:

* Complaint from owner regarding compliance issues

* Request for waiver of compliance charges

* Board business conduct

* Executive session meeting minutes from March

* Sharing billing/administrative costs with Lakewood Forest Civic Association

* Notification from Harris County Constable Precinct 4 of 4.9% increase in law enforcement services to be effective March 1, 2020

* Collection matters; Board approved Rice Law Firm to file (1) collection lawsuit

* 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

* Grant Road Wall Replacement: Board approved utilizing Hardscape Inc. to erect a CMU (concrete masonry unit) wall on Grant Road

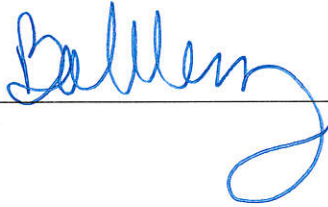
SCHEDULING OF NEXT MEETING

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, May 6, 2019.

ADJOURNMENT OF OPEN MEETING SESSION II

There being no further business to discuss, the open meeting session II adjourned at 9:30 PM

Approved

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

Date

A handwritten date in blue ink, "5/6/19", written over a horizontal line.