

LAKWOOD FOREST FUND, INC.  
Board Meeting Minutes  
Monday, October 7, 2024  
7:03-8:00 PM  
12415 Louetta Road, Cypress TX 77429

Executive Session Actions

CONFIRM QUORUM AND CALL TO ORDER 7:02pm

In attendance: Scott Johnson, Jodi Cole, Ben Anderson, Philip Swift, Craig Estepp, John Harden, Shiesha Sparrow (GM), Michael Lindauer (guest)

Absent: Mary Davis

Constables Report

4 deaths. "Mysterious note leaver" identified. Vacant property in a criminal mischief. Inform Constables of any vacant vehicles or possible malicious activity near homes. Clarification and questions on sex offender procedures.

Review & Approval of Meeting Minutes of August 5<sup>th</sup>, September 9<sup>th</sup>, 2024

Motion to approve by Philip, Ben second. All approved.

Ratification of Electronic Approvals

Financial Report

Reserve account \$1,007,886.30, operating account \$699,418.36

Eleven homes force mowed, \$1100 (charged back to homeowners)

Debit card \$442.60

\$170,940.43 checks written (65 checks). Largest was trash followed by constables and landscaping AppFolio notices to be going out. 2600 accounts reconciled and mostly up to date. 483 homeowner accounts not fully paid. Collection letters going out soon, any discrepancies please reach out to us to discuss.

Some intake happening with collections, sale of property, other items.

Executive Session Votes

DF00.0019. Motion by Ben, second by Jodi, all in favor.

Motion by Ben to approve annual dues to \$720, second by Jodi. All approved.

General Managers Report

Working with Constables on vacant homes

HOA process

HOA Property code

Open Forum for Homeowners Comments (Limit to 3 Minutes Per Person)

Matson: minutes missing. Rooster in neighborhood. Forced mow questions. General explanation of process.

Unidentified Speaker: follow up on issue started with Graham. Building erected without ACC approval.

Speaker understands cannot be seen from street. General explanation of process and differences

between deed restrictions and current, applicable laws (209 Texas Property Code). Neighbor to neighbor dispute issue with fence.

Special Thanks to Philip for helping to reestablish Zoom

Adjournment of Business Meeting

Motion to adjourn by Ben, seconded by Philip. All in favor.