

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE LAKEWOOD FOREST
FUND HELD ON MONDAY, APRIL 3, 2023 AT 7:00 P.M. IN PERSON AND VIA ZOOM
MEETING**

IN ATTENDANCE

Board Members: Jennifer Kozak, Philip Swift, Scott Johnson, Sandy Matto, Lesley Chronister

As well as, Tami Smith from Graham Management, fifteen (15) owners in person and twenty one (21) owners via Zoom.

Constable Report

Nothing to report except one theft. Question asked: What is being done about the homeless situation in the community? Response: being addressed by moving them out of the area. Big Gapping hole under the bridge, where homeless are hiding. Suggested talking to the county flood control regarding filling the hole.

Appointment of Trustees

Ben Anderson and Brian Accrocco have been appointed to fill the two open positions on the board. Both position terms expire in February 2024.

Ratification of Electronic Approvals

March Meetings

Payment Plans for homeowners

Electronic Communication to Owners were approved to be sent by Graham

Board Member Appointment

Financial Report

Scott Johnson reported on the February Financials and cash flow.

Cox CPA Services have begun 2022 Audit and Tax preparation.

The Board has tasked Tami Smith with collecting information for a Forensic Audit.

Committee Reports

Community Events Report - Bee and Butterfly gift cards for Elementary Schools in area, HAM Radio class, Retirement home visit in the summer, CERT class from May 11 - June 29 at Fire Station on Perry Road, Shred and recycle day.

Old Business

Open RFPs Status - Monuments was tabled.

New Business

The Board reviewed five Attorney Engagement proposals and would like to meet with Daughtry & Farine.

Executive Session Actions - nothing

Adjournment of Business Meeting at 7:18

Open Forum for Homeowner Comments

- * ACC status for proposed new committee- we discussed it and people that have discussed interest we will reach out to them over the next few days for them to join the ACC. Law changed to disallow the board to be ACC members.
- * Rental houses appear to be subleasing out the house. All new tenants with new paper plates. Subleasing is not allowed. Called constables to see if they are allowed. Only thing HOA can do is send a letter mentioning it is a single family dwelling. Our governing documents do not mention anything about subleasing and our documents do not require them to register any leases. Can send a nuisance letter. Does HOA have the authority to check on the lease of the house? No, it is on the docket at the state level at this time.
- * When deed restrictions are emailed in how long to get compliance and is anything being done to ensure it is being brought into compliance? Grahams response is 24 hours and legally they cannot discuss the matter with a resident about their neighbors. Can not tell you the actions that have been undertaken. Only thing HOA is allowed to do is to mow the grass for health reasons. When the HOA does mow it is just a mow not full clean up. Yes, things are followed through as they drive through the neighborhood twice a month. They have two sets of eyes on the neighborhood.
- * Does Graham management follow the Deed restrictions rather than the prior board did what they pleased? We have an ACC guidelines that put everything under one place that is filed with the state of Texas. Gives the committee guidelines on what they can and cannot do. Graham has a spreadsheet for all Deed restrictions.
- * What time does Graham patrol the neighborhood? If someone reports something, legally they have to ensure that all homes have been looked at for that violation. The only exception to that is if the backyard is overgrown by 10-12 inches it becomes a health hazard. Only do drive throughs during regular working hours and there is nothing they can do unless it has been there for 72 hours. Police have a different definition of commercial vehicle.
- * How do you ask about the backyard? They ask the city if they have received a complaint about the yard and rely on the images of the neighbors.
- * What is the situation if the house is listed as a place of business? The way the CCR's read is if it is a nuisance to the neighbors then it is considered a problem. Graham can send a nuisance letter if anybody complains. The state will tell you that it is a nuisance if they come and go all day long. Question about Angie's list house and told to send it to Tami. COVID restrictions for business out of the home may go away in May.
- * Question about Fees. Contacted Addemir on Feb 2 and FWD to AR. Spoke with Tami on March 15th sent to Sunni. We are looking for the funds where they are deposited. Question comes down to will they get a letter if they have not paid. Info that came from fund office came

in pieces. Got AR detail and then for 4 or 5 days got deposit information. We are now in possession of bank statements. Trying to find details to ensure we have all the details.

* When talking about homeowner violations? Home on street that has a bunch of cats. She has 50 cats. Section 14. Rice was made aware of the issue and nothing was done. For every violation getting a fee for every violation. Part of the contract is to do inspections. Yards look like a mess. The board needs a fining policy to ensure that violation letters can have teeth as they currently have no fines.

* How can we get around fining schedule with deed restrictions? The quorum would be 5% and there is verbiage.

* What is the justification of hiring Graham management. We are in a binding contract until the end of the year. We will talk to an attorney.

* The prior board created an adverse relationship with the homeowner. Jennifer informed homeowner to reach out to Tami and see and figure out what is going on.

* How did the board come to the decision to reach out to the one attorney firm. The board had a workshop to discuss and based on fee schedule and other matters, picked one to interview. Board will talk to others if we do not get the answers we want or need. Four of them do work for associations with Graham management.

* Why Forensic audit? It is based on billing and full audit of books. Are we considering another location? Have looked at other locations and we do not want to pay for any other location. The board does not want to spend any money at this moment.

* Question regarding the legal situation on garbage? It could have a financial impact on the community and we have to talk with a new attorney.

* Approached the board about lack of trees in areas along the medians. Encourage to look forward for tree planting in the next planting season. Board is looking at landscapers so we will be figuring that out with the landscapers.

* The Garden Club would like to volunteer to look at the Christmas decorations. Board offered to allow members to take a look at what is in storage and will allow them to take.

* Good neighbor request of the board: to remind neighbors to pick up their lawn clippings.

* Multiple cars parking in the street makes it difficult for other cars to get through the street. Only thing HOA can do is send a nuisance letter and ask if there are a multiple families living in the homes. Can call the constable about cars parking at intersections.

* When renters move in are they made aware of the deed restrictions. The HOA cannot talk to the renters as they are not the homeowners. Have homeowner contact attorney that helped with closing to ask about the deed restrictions.

Open Forum was adjourned at 8:25 PM