

LAKWOOD FOREST FUND, INC.  
Board Meeting Minutes  
Monday, April 1, 2024  
6:00-7:00 PM (Executive Session)  
7:00-8:00 PM (Regular Session)  
12415 Louetta Road, Cypress TX 77429

CONFIRM QUORUM AND CALL TO ORDER 7:03pm

In attendance: Scott Johnson, Ben Anderson, Philip Swift, Jodi Cole, John Harden, Kristi Kainer (general manager)

Absent: none

**Constables Report** (Office Whitely)

Reminder about Online Fraud. 13 alarms (all false/cancelled), 1 runaway, 1 disturbance juvenile, 7 suspicious vehicles, 296 other calls. More detail provided on other calls. 113 tickets issued.

**Officer Elections**

Jodi Cole nominated Scott Johnson for President. Ben Anderson seconds. 4 YES, 1 opposed (Philip S)

Scott Johnson nominates Jodi Cole for Vice President. Philip Swift seconds. All YES

Jodi Cole nominates Ben Anderson for Treasurer. Scott Johnson seconds. All YES

Jodi Cole nominates John Harden for Secretary. Philip Swift seconds. All YES

**Solicit for Open Trustee Positions (2)**

Openings due to resignations. Email application form to GM. Note about 10 month term

**Ratification of Electronic Approvals**

Motion for previous minutes approval from Executive Session by Ben Anderson, second by Jodi Cole

Settlement on Normont (exec)

Snowmass motion (exec)

Approvals were unanimous, YES by all members

**Financials Report** (Scott Johnson)

Total cash on hand 2.2M. Collections 1.4M (80% compliance). Confusion from Graham transition. 501K in total disbursements. Building repairs backed out as insurance payment is pending. Question on budget variance, answer favorable.

**Legal Updates**

Beginning remediations and one foreclosure

**General Manager's Report (Kristi Kainer)**

Wall study by Heatherwick resident

Sec 15 request to trim crepe myrtle. Motion by Jodi Cole to approve \$300, second by Philip Swift. All YES

HOA Building maintenance. Proposals to go to board members

Rolltop desk

Engie Electricity Contract. Current ends Dec 1 2024. Table until we see fees and contract terms from different contracts

Upstairs subflooring.

**Adjournment of Business Meeting (7:28p)**

Motion by Philip Swift, seconded by Ben Anderson. All YES

**OPEN FORUM FOR HOMEOWNER COMMENTS (LIMIT TO 3 MINUTES PER PERSON)**

Item (Linda): question on budget publishing. Budget published, but audit will not be posted on website

Item (Mary): compliments on Town Hall, would like to see more. Garden mtg this weekend at Lakewood Scout Hut

Item (Jake): Hoarding issue on Quail Creek

Item: general questions about GM search. Planning to use Executive Search option.

Item: question about rates on reserve cash. ~3%

Item (Kim): resident spoke with Kristi about "Balance Due" emails since 2022

Item: Who is responsible for medians on Spring Cypress? County

Item: Recycling question. Is recycling actually happening?