

LAKWOOD FOREST FUND, INC.
Board Meeting Minutes
Monday, December 2, 2024
7:00-8:00 PM
12415 Louetta Road, Cypress TX 77429

CONFIRM QUORUM AND CALL TO ORDER 7:02pm

In attendance: Scott Johnson, Ben Anderson, Philip Swift, Mary Davis, Jodi Cole, Shiesha Sparrow (GM), Trish Farine (LWFF attorney)

Absent: Craig Estepp

Constables Report

Lawn equipment theft. Neighbor conflict and assault. Question regarding porch thefts.

If you see something suspicious, report to Constables.

Stats reported to Board electronically:

Categories

Burglary Habitation: 0	Burglary Vehicle: 0	Theft Habitation: 0
Theft Vehicle: 0	Theft Other: 1	Robbery: 0
Assault: 1	Sexual Assault: 1	Criminal Mischief: 0
Disturbance Family: 0	Disturbance Juvenile: 3	Disturbance Other: 0
Alarms: 12	Suspicious Vehicles: 9	Suspicious Persons: 4
Runaways: 0	Phone Harrassment: 0	Other Calls: 235

Note about Breakfast with Santa at LRC.

Legal Q&A with Trish Farine

Section 209 Discussion and Clarification. Variations on “reasonable” time to correct. Courtesy letter (1st and 2nd letter, 30 days normal), then up to two 209 letters via certified mail. Lawn mow options. Letter timing practicalities. Once elevated to attorney, two more letters and then decision point with the Board.

Discussion on court timings relevant to HOA cases.

Question on subletting. It is not the function of the HOA to police who are allowed on a property.

Restrictions can be made or changed but have to go through proper procedure. Much enforcement on is very difficult to enforce.

Question on definition of commercial vehicles and commercial business in a home. Must be clear violation of restriction.

Guidelines are a summary derived from the actual restrictions, worded to be easier to understand, not a separate set of rules.

Question about how often and successful deed restrictions are. They are done often but very difficult in larger subdivisions and in the case of Lakewood Forest, each section has its own declaration.

“Non” votes are “no” votes

Recommendation for email survey (Trish) to determine feasibility

Electronic voting allowed unless neighborhood documents overrule

Question about backyard shed. While restrictions may cover backyards, generally must be visible from street. Also note about 4 year statute of limitation

Financial Report – Treasurer

\$1,010,026.33 in reserve market fund

\$100,000 operating account

\$412,411.42 checking

\$500.86 debit card balance

\$135,224.82 checks in expenses. 48 checks written. \$60k Best Trash, \$42k Harris County Constables,

\$14.5k for mowing/landscaping. MUD payments and mosquito spraying

Motion to move \$127k to reserve fund by Ben, Jodi second. All in favor (first time in four years this has been done)

\$1,522,938.61 overview

Legal Update – President

No updates

General Managers Report

22 Courtesy Notices, 6 second notices, 4 third notices

45 days on 2nd and 3rd notices

22 Courtesy Notices to be reviewed in January

Deed restriction driver start in late January

Review and Approval of Meeting Minutes (November 4, 2024)

Motion to approve as written by Philip, seconded by Ben

All approved (Jodi abstain)

Adjournment of Business Meeting

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

Meeting Adjournment

Motion to adjourn by Philip, second by Ben, all in favor