

**LAKWOOD FOREST FUND, INC.**

**MINUTES OF THE OPEN SESSION MEETING OF THE BOARD OF DIRECTORS OF  
LAKWOOD FOREST FUND, INC. HELD ON MONDAY, November 7, 2022 AT 7:00 PM VIA  
ZOOM VIDEO CONFERENCE HOSTED BY BOARD OF TRUSTEES AT 12415 LOUETTA  
ROAD, CYPRESS TX 77429**

**DIRECTORS PRESENT**

Bob Lewis, President  
Boe Bowen, Vice President  
Scott Johnson, Treasurer  
Bobbi Munz, Secretary  
Martin Cuellar, Trustee  
Sandy Matto, Trustee

**DIRECTORS ABSENT**

Christy Jones, Trustee

**IN ATTENDANCE**

Shannon Brandt, Lakewood Forest Fund, Inc.  
Cindy Yeglin, Consultant for Lakewood Forest Fund, Inc  
Suzy Rice, Law Firm of Rice and Rice  
Sergeant Westmoreland, Harris County Constable Precinct 4  
Resident(s)/guests present via ZOOM (11)

**ESTABLISHMENT OF QUORUM, CALL TO ORDER AND ADOPTION OF AGENDA**

Due to the notice of the meeting having been given and a quorum being present, the open session meeting was called to order at 7:00 pm with B. Lewis presiding and S. Brandt assisting in recording the Minutes.

**SECURITY REPORT**

Monthly Contract Stats from Harris County Constable, Precinct 4 were reviewed which included a total of 248 contract calls for the month of October 2022.

**TREASURER'S REPORT**

Financial Overview:

Report Date: October 31, 2022

- Operating Fund: 416,133.41
- Reserve Fund: 707,885.29
- Community Projects Fund: 107,205.04
- Community Projects Fund (Tree Fund for 2022): 7,050.00
- Total Contingency Fund: 25,000.00
- YTD Income: 1,957,082.25
- YTD Operating Expenses: 1,598,305.30
- Collection Rate: 99.5%

**CONSIDERATION OF OPEN SESSION MINUTES**

On a motion duly made by S. Johnson, seconded by M.Cuellar, through unanimous vote, the open session meeting minutes for October 3, 2022 were approved as presented.

**COMMITTEE REPORTS**

Update by chair, S. Matter regarding upcoming Santa Event on December 3, 2022 and on visiting Parson's house.

## **OLD/NEW BUSINESS**

Discussions/announcements/updates/reviews held regarding:

-OB-01: Open Work Order Report; review of open items

-OB-02: Status updates on:

\*OB-2a.-Monument projects/updates

1. Email sent to B. Sharrett, Hardscape introducing S. Brandt as new point of contact and requested update for N.Eldridge/Louetta project completion as letters for monument have been picked up by Hardscape.
2. Cypresswood/Grant monument project pending, awaiting update.

\*OB-2b.-FY2022-2023 Constable Pct. 4 Patrol Contract

1. Received fully executed contract from Commissioner's Court

\*OB-2c.- Development of HR policy for Fund staff-Deferred

\*OB-2d.-Bids for Malcomson Road Wall Project-Deferred

-NB-01: Texas Pride continues to service neighborhood; issue has been resolved between legal counsels so that they no longer are driving through the neighborhood. Additional update provided by Suzy Rice, Law Firm of Rice and Rice.

-NB-02: Encore Landscaping provided service repairs to irrigation system on Lakeview Place due to damage from MUD. Invoice pending.

-NB-03:Bids received and interviews will be scheduled for following management companies:

1. Graham Management
2. Sterling ASI
3. LEAD Management

-NB-04: Administrative updates provided. H. Flores to complete the 2023 billing. C. Yeglin contract work as a consultant to review management company transition.

## **HOMEOWNER FORUM**

-Concerns regarding commercial vehicle parking on Cedar Point Drive. B.Lewis will discuss further with LT. Whiteley and will contact owner of old Wal-Mart for further options.

-Discussed addendum to August minutes requested by homeowner. S. Johnson to further review

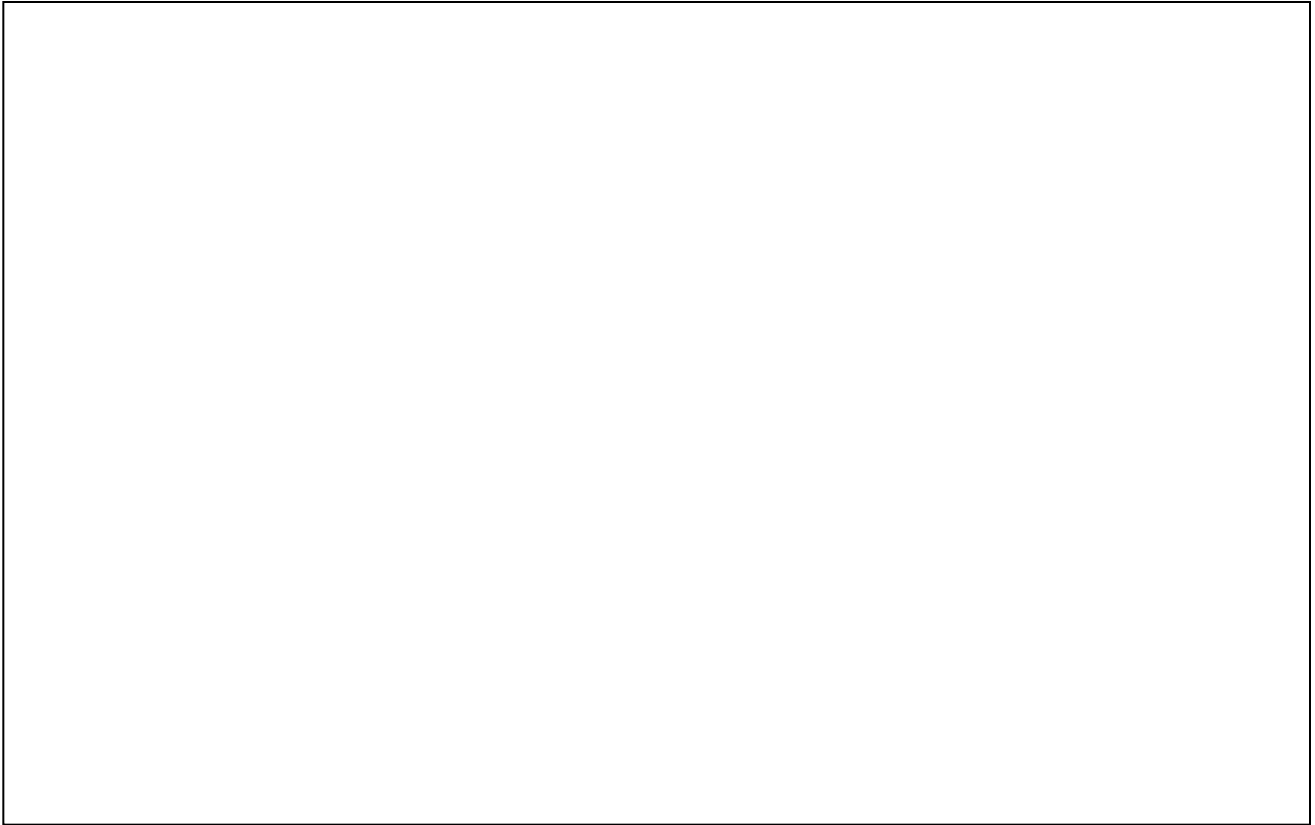
## **ADJOURNMENT OF OPEN MEETING SESSION**

Open meeting session adjourned at 7:44 pm.

## **SCHEDULING OF NEXT MEETING**

The next scheduled meeting will be held on December 5th via ZOOM video conference at 7:00 pm being hosted by Board of Trustees at Fund Office, 12415 Louetta Road, Cypress, TX 77429. Meeting ID: N490 416 5823 Passcode: 8Pk2mk

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Scott Johnson  
Approved

1/12/2023  
Date