

Lakewood Cove HOA Meeting

January 21st, 2016

Board Members present:

Joe Valdivia

Jack Talbert

Angela Hunter

Residents present:

Bill and Jan Zajac

Jackie Hubbard/Beverly Drew

Vera Champagne

Marylin Carnes

- I. Meeting was called to order at 7:03 pm by Jack Talbert.
- II. Jack Talbert made motion to waive reading of November/December 2015 minutes 2nd by Angela Hunter. Voted and agreed by all.
- III. Treasurer's report was distributed and motion to accept was made by Angela Hunter and 2nd by Jack Talbert.
- IV. Old Business:
Fence project has been completed.
- V. New Business:
Jackie Hubbard was present to inquire if the remaining shared fences would be being replaced. Angela Hunter and Jack Talbert advised her that a vote was taken to replace the shared fences in phases, and that the 1st phase has been completed. There is currently no estimated time on when the remaining phases will begin.

Jackie Hubbard also addressed there being no 'fire break' behind her fence line before the trees and foliage begin. She is very worried about this for safety reasons along with the damage it is doing to the shared fencing behind her home. Jack Talbert and Angela Hunter advised her that they would talk with all board members to see what can or should be done to address this issue.

Bill Zajac was present to inquire on why the park fence repairs are not being addressed. Jack Talbert advised him that the board has agreed to look this and come up with a

possible solution to all the repairs and/or have the repairs completed. Is it feasible to continue to do repairs every 3 to 4 months, or possibly consider an alternative?

Multiple residents inquired about violations. We explained that they can only be done every 10 days, and that no fines are issued until the 3rd consecutive violation. Cars and/or trailers parking on the streets in our neighborhood are not violations. This is a City of Houston issue.

Jackie Hubbard also brought up the use of rocks and/or mulch being used to replace grass in resident's front yards. She said that she and other residents receive violations for not cutting their grass to main the appearance of the neighborhood (which she is ok with), but for this to be allowed isn't fair (as it does not maintain the 'uniform' look of the neighborhood). She was advised that this would be something the board could discuss when all members are present (possibly next HOA meeting).

It was brought to the boards attention that a home on Mystic Glen Loop has Geese/fowl in backyard. This is considered livestock and is in violation of bylaws. Board will look into and follow-up with violation if warranted.

Beverly Drew inquired as to why the HOA was not Non-Profit. Board agreed to look into that, and we will discuss at next HOA meeting.

It was requested by several residents to have a more detailed Treasure's Report. They were curious as to % of residents paying HOA dues and to be able to see the breakdown of paid vs unpaid. Also, to know the breakdown of deposits (what is it? dues or fines).

VI. Meeting called to end at 8:28pm by Angela Hunter.