

Lakewood Cove HOA

HOA Meeting February 17, 2022

Meeting minutes from HOA Meeting from the Lakewood Cove HOA Board of Directors, Kingwood, TX, held at Homewood Suites at Kingwood Park at 7:00PM on the 17th of February, 2022.

Board Members Present: Szymon Balicki, Josephine Bailey, Arvis Trevino, Crystal Williams, Kaci Deauquier Sheridan

Homeowners present:

Eli Lara, Nathan Williams, Vera Champaign, D'Marie Trevino, multiple residents attended over Zoom.

1. Call to order at 7:10PM
2. Treasurer Update
 - 2.1 In the process of obtaining information from old board, based yearly budget off of reoccurring payments. This budget is a projection subject to change as we learn more from the old board:

Item	Recurring Costs	
Water	1569.55	
Electricity	338.70	
Landscaping and Improvement	29,342	(based on 2018 HOA budget)
Drainage	180	
Insurance	4000	
Taxes	915.76	(based on 2018 HOA budget)
Management Company	10,200	
Rental for room for HOA Meetings	\$1200	
Well	5,158	
Supplies and Postage	1000	
Miscellaneous Repairs	2000	
Website	800	
Events *4	5000	
Total	\$61,704.01	
Yearly income of HOA Dues (based on 245 homes)	\$79,200	
	Left over annually	\$17,495.99

Improvement Project		
Item	Costs	

Park Improvement Playground equipment and seating	80,000	
Total	\$80,000	\$62,504 pulled from existing accounts

Summation:

Recurring Yearly	Projects	Totals
\$61,704.01	\$80,000	\$141,704.01
Current Balances	Checking	Savings
	102,198.38	80,119.43

3. Old Business

- 3.1 Management Company- signed agreement and are in the process of transitioning. Each homeowner should receive a welcome letter from Sterling Management Company. Sterling will be responsible for managing budget, negotiate contracts, providing legal advice, conference room, bookkeeping.
- 3.2 Playground – Play scape company is sending proposals. Current play set and swings are not in compliance with safety codes. Once contract is signed the playground be removed as soon as possible and rubber nuggets will be added to the swing to keep a portion of the park open for children.
- 3.3 ACC-we currently do not have an active committee, we consulted with management company who advised the board can act as the ACC. ACC application has been updated to remove the \$25 application fee.
- 3.4 Landscaping-contract has been reviewed. We are currently on the Winter schedule which provides, grass cutting twice a month and once a month park cleaning. In the Summer those services double.

4. New Business

- 4.1 Replacement Lights at both entrances, testing solar lights.
- 4.2 City of Houston Stress Test/Drainage Analysis, Laurel Springs RV park drainage plans have been reviewed, city has confirmed the RV park is in compliances and retention pond at the bottom of the hill can retain more water. If flooding does occur in our community it would be the responsibility of the community. Joe suggestion community call Region Twelve at 713-767-3500 to report complaints.
- 4.3 Removal of fence obstructing pond walkway- homeowner is outside of Lakewood Cove, Board plans to send letter to have homeowner remove it, if they don't comply HOA will remove.
- 4.4 HOA is looking for a platform for the community to submit suggestions and vote on ideas versus messaging the board directly or utilizing Facebook page.
- 4.5 Yard Signs – yard signs are being purchased to provide more visibility of HOA Meetings, Events at the park, Garage Sales, etc.

5 Upcoming Events

- 5.1 Garage sales April 1-3
- 5.2 Easter Egg Hunt. April 9th. Seeking volunteers and donations for Easter Egg Hunt. Please sign up through the events page or email board@lakewoodcovehoa.org
- 5.3 Website Updates – FAQ, Event Calendar and Question box added.

6 Open Forum

6.1 City Mowing-what side do they own

6.2 Suggestion: Can we add a sign that says no litter

6.3 City of Houston flooding communication about being compliance with drainage requirements- can we post website? Kaci will review and post to site. Martin can assist with contacting the City of Houston.

6.4 Annual Rake Day – Martin suggested

6.5 Neighborhood watch

6.6 Be aware of dawn and dusk as a bobcat was spotted

6.7 HOA Dues- checks have been deposited, PayPal has been transferred

7 Adjourn at 8:30PM

These minutes were approved by the Board of Directors. Crystal Williams, Secretary of the Lakewood Cove HOA Date: 02/17/2022