

LAKWOOD COVE HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes

Date: Thursday, April 20, 2023
Location: 23320 Eastex Freeway Service Road
Kingwood, Texas 77339
and Via Zoom

Attendees: Szymon Balicki, President Kaci Sheridan, Treasurer, Jorge Avalos, Vice President
Marilyn Carnes, William Zajac, Yasmin Viso

Call to Order

A quorum being established and the agenda adopted as submitted, President Szymon called the meeting to order at 7:05 p.m.

Meeting Minutes

A motion was made, seconded and the Board unanimously approved the minutes of the January 19, 2023 Meeting Minutes as presented.

Financials

A motion was made, seconded and the Board unanimously approved the March 2023 Financials. Sterling will look into the water usage for the first quarter, it seems high.

Ratification of actions taken in between meetings

None.

Committee Reports

Social Committee: The Easter event was a success. The next event will be a Bingo Night with a Cinco de Mayo theme at the RV Park. Yard of the month will begin in May.

New Business

Well: The well was used to power wash the common areas. Jorge will work with Sterling to determine if well should be capped.

Electrical Repairs: The electrical box that was damaged at the park is being repaired this week.

Walking Path: Three estimates were reviewed for the installation of a walking path at the park. A motion to accept was made by K. Sheridan, seconded by J. Avalos. All were in favor and the motion carried. Sterling will check with Aquasense if permits are required.

Boulders: The Board will obtain two separate quotes to install boulders in front of the playground and at the entrance by the RV Park.

Governing Documents: The Board is in process of reviewing the documents.

Cameras: The Board is researching cameras to be installed.

RV Park: The park has a new management company.

Pool: The Board is still working with Forest Cove POA to obtain a pool usage agreement.

Late Fee: Will be waived for previous late payments.

Retention Pond: There is trash being dumped in the retention pond. This can be reported to the Precinct.

Open Forum:

Homeowner inquired about fence replacement. Sterling will send homeowner an acc application.

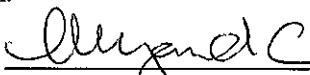
Homeowner complained about neighbor's weeds growing into her fence again. Sterling will place another report to Precinct.

EXECUTIVE SESSION


With a quorum present, the Board entered into Executive Session at p.m. as provided by Section 209.0051 (c) & (e) of the Texas Property Code Chapter 209 to consider actions involving personnel, litigation, contracts, enforcement actions, communications with the HOA attorney and homeowners' privacy and confidential matters.

Adjourn

With no further business to come before the Board, the meeting adjourned at 8:04 p.m.


Prepared By: Alejandra Campos
Sterling Association Services, Inc.

Approved at the July 20, 2023 Board Meeting.

Accepted by: 

Lakewood Cove Homeowner Association