

LAKEWOOD COVE HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes

Date: Thursday, July 28, 2022
Location: 23320 Eastex Freeway Service Road
Kingwood, Texas 77339
and Via Zoom

Attendees: Helber Hernandez, Vice President
Kaci Sheridan, Treasurer
Crystal Williams, Secretary
Alejandra Campos of Sterling Association Services, Inc.
Marilyn Carnes,
Vera Champagne, William Zajac, Marilyn Carnes, David Montgomery, Scott Dapore

Call to Order

A quorum being established and the agenda adopted as submitted, Treasurer Kaci called the meeting to order at 7:03 p.m.

Meeting Minutes

A motion was made, seconded and the Board unanimously approved the minutes of the April 21, 2022 Meeting Minutes as presented.

Financials

None.

Ratification of actions taken in between meetings

Power washing- Powerwashing of the common areas was approved and completed.

Policies- The Board approved the attorney to update policies.

Landscape Repairs- The Board approved sprinkler repairs in the amount of \$325.00, boulders \$1,000 and Mulch \$1,250.

Committee Reports

None.

Old Business

Community Improvements – Discussions were held regarding the following repairs or improvements planned for the community:

- New Playground Installation- The large playground was delayed however; it is now completed. The smaller playground is almost done. The last payment of \$42,000 will be paid once the playground is completed. The Board would like to add seating areas and a new canopy.
- Park Walkway- The Board discussed adding a walkway to the park area. Helber will obtain estimates.
- Park Perimeter- Once the playground is finished, the Board is considering add boulders as a perimeter.

New Business

Meetings - A motion was made, seconded and the Board unanimously approved meeting to be held quarterly instead of monthly. Meeting will continue to be held the 3rd Thursday of the month. The meetings will be held in January, April, July and October. Since there will be less meetings, homeowners will get updates via E-blasts from Sterling.

Policies: A Motion was made, seconded and the Board unanimously approved the following polices:

Well- The pump is not working. Helber to obtain an estimate to repair. It was announced there is water and electricity available at the park for any events.

Board Vacancy- It was announced, there is one vacancy, volunteers needed.

ACC Committee- It was announced, there are two vacancies, volunteers needed.

Budget Reviewed- Tabled until next meeting.

Community Events- Volunteers are needed for all events.

- Community Yard Sales – 08/26-08/28
- National Night Out – 10/05
- Next Meeting – October 20, 2022
- Fall Event- November 5, 2022
- Walking Group- Every Wednesday Night at 7:00 p.m. at the park.
- Clean Up- Sunday Litter Clean up

Signs: The Board the following signs-

- Do not feed ducks
- Event at park today
- Yard of the month
- Halloween – Best Decorations
- Christmas/Holiday- Best Decorations

Retention Pond- The Board would like to replace the fallen chain link fence. Sterling to provide an estimate.


Budget Review- Tabled until next meeting.

Open Forum

Littering- Homeowner brought in trash he collected in the park and pond, asking what is being done. Crystal let homeowner know homeowners are walking around cleaning however, due to the weather, this has been postponed. Homeowner also complained about branches being removed from park. Crystal let the homeowner know there needs to be more communication on his part since the Board assume someone had dump the branches there.

Adjourn

With no further business to come before the Board, the meeting adjourned at 9:10 p.m.


Prepared By: Alejandra Campos
Sterling Association Services, Inc.

Approved at the Oct. 20, 2022 Board Meeting.

Accepted by: 

Lakewood Cove Homeowner Association