

**Lakewood Cove Homeowners Association**

**Monthly board meeting minutes**

**Date: January 21, 2008**

**Time: Meeting was started at 1900**

**In attendance were Allen Kaisner, President, Dinah King, 2<sup>nd</sup> Vice President, Debra McGee, Treasurer, Gunther Rasch, Secretary. Phil Linder, 1<sup>st</sup> Vice President was absent.**

**Homeowners in attendance were:**

**Albert Ordonez**

**Joe Valdivia**

**Treasurer's report was read. We have \$3,670.53 in the bank account.**

**Our opening discussion centered on our park area and the common park area along Trail Tree Lane, which led us to our #1 pressing item:**

- 1. We need a professional/certified plot of the park area to determine the exact location of the lake drainpipe, and any other possible obstructions that are preventing us from moving forward on various projects. Those projects are:
  - A. Irrigation well and it's location**
  - B. Electrical for the well and location**
  - C. Sprinkler system for the park area and along Trail Tree Lane.**
  - D. Location of the eventual clubhouse.****

**Our second pressing item was the purchase of benches / picnic tables for the park area, and possibly benches along Trail Tree Lane.**

**Items to work on that came out of the park discussion:**

**--Sprinkler system bid (Gunther Rasch to get bid)**

**--Benches/Tables for park and common area (Gunther Rasch to research)**

**--Garbage can for park area (Allen Kaisner to ask Jessie about installation)**

**--Dock for lake/park area? Project for the future but a bid will be needed.**

**--Clubhouse for the park? A basic "shell" 30'X50', steel, will cost about \$25000.00 (Per Allen Kaisner).**

**--Long area of common park on the south end of the lake, do we investigate having a basket-ball court installed?**

**--Keys for the park gate lock to be handed out with fliers.**

**New Business:**

- 1. Dinah King got a copy of the Declarations and Deed Restrictions of Deerbrook Estates. A copy was handed out to each of us. We are seriously going to consider incorporating the deed restrictions of Deerbrook Estates into our deed restrictions to strengthen the board's ability to keep deed restriction violations under more control for the Lakewood Cove community.**

- 2. An architectural/construction committee needs to be organized to approve or disapprove additions or building improvements that homeowners may wish to do to their property. The authorization and requirement for such a committee comes about because the State of Texas has approved our deed restrictions. Allen Kaisner made a motion for the 1<sup>st</sup> V.P. to be on the Arch. Committee? Volunteers needed (Possibly Albert Ordonez)**
- 3. We were asked by Albert Ordonez if the meeting minutes could be posted on the L.C.H.A website. That was agreed to and these minutes will be the first posted.**
- 4. Albert Ordonez also wanted to make his objections known to any permanent structure(s) being built in the common area on the south end of the lake. His property backyard faces the lake, and he said he paid a \$10,000.00 premium to have a lake view. JMC told him the nothing would be built in the common area.**

**Meeting adjourned at 20:05 after the meeting schedule for the next 6 months was discussed and agreed to. The meeting schedule will be posted on the community Website.**