

Lakewood Cove Homeowners Association Board Minutes

Date: May 19, 2008

Time: 19:00

In attendance were:

Allen Kaisner, President

Phil Lindner, 1st Vice President

Chad Dodge, 2nd Vice President

Debra McGee, Treasurer

Gunther Rasch, Secretary

Homeowner: Janice Classin 22222 Laurel Pine Circle

The meeting was opened with Allen Kaisner making a motion to table the changes we were considering for the by-laws. The motion passed with a “yes” vote from all of the board members. Consultation with several attorneys by Allen revealed the changes considered must be included in the covenants, and not the by-laws. That means the community as a whole must vote either by a proxies vote or a direct vote, and we must obtain a 75% “yes” to change the covenants. Debra McGee knows an attorney familiar with homeowner association law. She said the attorney agreed to read the proposed changes, along with out existing covenants, and give an opinion no later than Friday (May 23rd).

New Business:

- Allen Kaisner got a bid from Jessie (mowing company for LCHA) to fertilize the common areas along Laurel Springs, Trail Tree Lane, and the park. This would also include fire ant control to be spread out with the fertilizer. Approximate cost was \$480. We discussed this idea and agreed that spreading fertilizer with the drought we are having would be a waste of effort and money. Spreading the ant control would be a good idea, especially in the park area. More information to come via e-mail.
- Allen Kaisner also received a Maintenance Agreement (Contract) from Jessie to continue with our common area mowing for next year. Price of the contract as stated was \$17,380. Contract from 3 years ago was \$14,230, a difference of \$3150. Phil Lindner made a motion to send the contract back for an adjustment on the cost. Gunther Rasch, Chad Dodge and Allen Kaisner voted to accept it as written, motion passed.
- Next on the agenda was our treasurer Debra McGee. She informed us to date that there are still 36 homeowners that still have NOT paid their dues, even after repeated attempts were sent via reminders to pay their dues. We all agreed to turn the matter over to our attorney.
- Phil Lindner gave an update on the electricity for the well. At this time we will have to spend approximately \$1975 to have a pole installed that will be assigned

an address by the City of Houston, including the necessary permits and electrical box installed. After the pole and the meter/electrical box is installed, we would to spend approximately \$1200 more for an electrician to run electrical service from to box to the pump. This entire project got tabled for the moment because our treasurer raised the possibility of us running out of money if we completed this project. Which led us to.....

--The treasurer and the secretary will get together and do a mid year budget review to see where our finances stand and present this information at the next meeting to see if we can proceed with the completion of the electrical installation for the lake well.

Meeting was adjourned at 20:19