

LAKWOOD PARK TWO HOMEOWNERS ASSOCIATION, INC.
ANNUAL HOMEOWNERS MEETING
AUGUST 24, 2016

Board of Directors

David Grimme, President/Director
Phil O'Hara, Vice President/Director
Clark Bourgeois, Director
Tim Sharp, Treasurer/Director
Becky Brown, Director
<Open>, Secretary/Director

AGENDA

1. Sign-in – Distribution of Ballots – Call to Order – Distribution of Agenda
7:15, David Grimme called the meeting to order and confirmed the presence of a quorum.
Board members attending were David Grimme, Phil O'Hara, Clark Bourgeois, Tim Sharp, Becky Brown
2. Introduction of Board Members (5 min)
3. Treasurer's Report (10)
4. Tim Sharp, Treasurer presented the budget and YTD actuals. The largest expenses are Trash Collection, Electricity, and Landscaping/Maintenance. There are also legal expenses related to dues and ACC enforcement, some reimbursed and some not, bookkeeping and tax/audit.
5. Q&A (see below)
6. ACC Report (5)
Phil O'Hara, Vice-President and ACC Chairman discussed the number of and most common ACC violations, trash cans, lawns, home repair
7. Q&A (see below)
8. Nominations from the Floor (10)
Bill Greene nominated Andre Cain for director position #2. Andre Cain nominated Jennifer Gouge for director position #1, Karen Huntington nominated Bill Green for director position #1.
9. Candidates Introductions (10)
Each candidate introduced himself/herself.
10. Q&A (30)
Expenses:
See Treasurer's report. Volunteers have got quotes and negotiated with vendors to get better prices and terms. These have included trash service and park repair. The board had more than 100 emails back and forth with WCA and other waste providers to get better contract prices and terms. For some services, providers want higher business amounts than the HOA has due to the smaller number of homes compared to other neighborhoods.

Park:

The park has had repairs and maintenance done of the play equipment, pavilion, lights, electricity and trees. Phil and others have sanded the pavilion table to remove graffiti and other repairs.

ACC violations:

- Some homeowner trees are blocking street lights. Centerpoint apparently only trims trees that are close to overhead power lines. A homeowner who sees this should submit an ACC form so the ACC can request the homeowner to trim those trees.
- The HOA has to follow the deed restrictions and state laws regarding the process to enforce deed restrictions. The rules mandate notification letters and give the homeowners several opportunities to cure the violation. Then the HOA legal representation can pursue the matter through legal demands, lawsuit, lien and foreclosure. HOA liens are subordinate to the taxing authorities and mortgages so only after they are fully satisfied can the HOA foreclose or collect, if there is any money left. That collection process is time consuming and expensive.

Lot size: Since the founding of the HOA, votes and assessments have been based on the number of lots a member owns. Houses on 1, 1.5 or 2 lots have assessments and votes based on 1, 1.5 or 2 lots.

Crime:

- Home exterior lights can be very effective, especially with motion sensors.
- The park has had lighting added/repared but was struck by lightning recently and needs repairs.
- Crime Watch and National Night Out were discussed (Missy Stebbin?). Refrigerator magnets with the neighborhood numbers/web site information that is on the HOA web page were proposed (Jennifer Gouge).
- There is a smartphone app called iwatch for the crime watch program. People are recommended to add the local constable number (281-376-3472) from the web page.
- Lighted speed limit signs like Gettysburg has were discussed. Models range in price from \$3000 up. It would need installation and may need SOLAR power depending on where installed. It would be better to put that in after getting a lower speed limit.
- Precinct 4 has a process in which a neighborhood can petition to have speed limits lowered to 20 mph with enough signatures (<http://www.hcp4.net/Assistance/CAD/WORF>).
- Street Gates: Harris County does not make it easy or inexpensive to make a neighborhood private. The Neighborhood would have to buy and maintain the streets, pay for the gates and communication system, etc. It could slow down emergency responders. Not all homeowners want gates. [The alley with townhomes and other homes outside the neighborhood also would be affected.]

- Park Gates: Some gates can have codes or be set to only open from one side. Making them close only at night would be more involved, requiring power and a control system. It could also make it more difficult for emergency responders to get in the park. It's worth considering.
- Cameras: There's no internet at the park for an internet camera. Neighbors can point their internet camera at the park, but they need to be high res and monitored to be most effective.
- Mosquito Spraying: The county has sprayed a few times. There was discussion on how much it costs and whether all homeowners want the spraying.

<http://www.hcpbes.org/About/Organization-Offices/Mosquito-Control>

Annual Meeting Signs were not out. Meeting address and date/time were in the proxy and the nextdoor/web site. The HOA Articles of Incorporation make the fourth Wednesday in August the Default annual meeting date.

11. Collection of Ballots (5)

12. Confirmation of Quorum/Election Results (5)

David Grimme 20.0 votes, Phil O'Hara 20.0 votes, Andre Cain 18.0 votes, Bill Green 10.0 votes, Jennifer Gouge 10.0 votes

David Grimme and Phil O'Hara were elected to the director positions.

The Board selects the officers at the September meeting: President, Vice-President, Treasurer and Secretary.

13. Adjournment

David Grimme adjourned the meeting around 9:00PM.