

LAKEWOOD FOREST FUND, INC.
 Board Meeting Minutes
 Monday, January 5, 2026
 6:00-7:00 PM (Executive Session)
 7:00-8:00 PM (Regular Meeting)
 12415 Louetta Road, Cypress TX 77429

QUORUM AND CALL TO ORDER by Jodi at 7:02pm
 In attendance: Jodi, Mary, Craig, John, Heidi, Philip, Tami (GM)
 Absent: none

Constables Report – Lt. Weikel

Monthly Contract Stats
LAKEWOOD FOREST FUND INC
 For December 2025

Categories		
Burglary Habitation: 0	Burglary Vehicle: 1	Theft Habitation: 0
Theft Vehicle: 0	Theft Other: 1	Robbery: 0
Assault: 0	Sexual Assault: 0	Criminal Mischief: 0
Disturbance Family: 1	Disturbance Juvenile: 0	Disturbance Other: 0
Alarms: 18	Suspicious Vehicles: 3	Suspicious Persons: 7
Runaways: 0	Phone Harassment: 0	Other Calls: 352

Detailed Statistics By Deputy										
Unit Number	Contract Calls	District Calls	Reports Taken	Felony Arrests	Misd Arrests	Tickets Issued	Recovered Property	Charges Filed	Mileage Driven	Days Worked
[REDACTED]	2	0	0	0	0	0	0	0	146	1
[REDACTED]	1	1	0	0	0	0	0	0	106	1
[REDACTED]	2	10	0	0	0	22	0	0	889	21
[REDACTED]	1	0	0	0	0	3	0	0	65	1
[REDACTED]	2	0	0	0	0	0	0	0	31	1
[REDACTED]	2	0	0	0	0	3	0	0	130	2
[REDACTED]	63	15	9	0	0	28	0	0	622	17
[REDACTED]	65	56	11	1	0	32	14000	0	486	19
[REDACTED]	102	10	10	0	0	32	0	1	725	18
[REDACTED]	62	0	16	0	0	19	0	0	871	18
TOTAL	302	92	46	1	0	139	14000	1	4071	99

Property recovered \$14,000 (stolen vehicle). 139 tickets issued.
 Constables do not set light cycles, this is TXDOT.
 Thanks for support of Christmas event.

Executive Session Summary
 None noted

Ratification of Votes Taken Outside of Board Meeting

Motion by Ben to approve Inspection/repair 13 backflow preventers for \$3,832. Second by Philip. All in favor, none opposed.

Approval of Minutes (November 2025)

Motion to Approve Minutes by Philip, seconded by Craig. All in favor.

Treasurer's Report (Philip)

30% collected so far for 2026. Ended 2025 2.14M in income, budgeted 1.8M.

Proceeding with collections for 2024.

Presentation made by Philip to discuss issues with billing.

Management Changes: Following a board vote in October 2023 to end its contract with Graham Management, the association hired an interim General Manager (GM) and later brought on an accountant in November 2023 to establish new financial records.

Banking Complications: Initial attempts to establish a new bank account at Wells Fargo in late 2023 failed because the account was not properly set up for a community association, leading the board to move the accounts to New First Bank.

Software Integration Issues: The transition to the AppFolio database was delayed until October 2024, and because New First Bank could not link directly with the software, payments had to be manually entered from daily bank emails.

Accountant Termination: The board terminated the accountant's contract after discovering major data entry issues in AppFolio, including a six-month backlog of data and a failure to properly record bill dates and cleared checks.

Improved Operations and Transparency: To resolve ongoing issues, the board opened new accounts with Alliance Bank for better software integration and is working to address manual entry backlogs while providing transparent updates to counter social media misinformation.

Old Business

Landscape Contract Proposals

Motion by Ben to renew Landcrafters contract, with closer management scrutiny, for one year at \$100,874.79. Seconded by Philip. All approved, no objections.

Alliance Bank vs New First and Assessment Update provided in Treasurer Report.

New Business

New Credit card policy

Motion to approve new credit card policy of \$600 (pursuant to Accounting vendor confirmation) by John, second by Heidi. All in favor, no opposition.

Annual Meeting

February 23 at 7pm, LRC Clubhouse.

2 applicants for 3 open positions

Ben and Mary will be picking up Christmas decorations

Motion by John, seconded by Philip, to recognize the Civic Association and particularly Craig and Lori Estepp for their successful efforts towards the annual Santa Session at the LRC. All in favor, no opposition.

Adjournment of Business Meeting

OPEN FORUM FOR HOMEOWNER COMMENTS (LIMIT TO 3 MINUTES PER PERSON)

Meeting Adjournment

Next Meeting: February 2, 2026 7pm

Lakewood Forest Fund Office 12415 Louetta Road, Cypress TX 77429