

## **2026 Annual Meeting Minutes of the Lakewood Homeowners Association**

The annual meeting of the Lakewood Homeowners Association was held February 2, 2026, at the Lakewood Clubhouse in Austin.

Board members present were Lee Rutledge, president; Dave Brockman, vice president; Shasi Wilson, treasurer; John Harris, secretary; and Shawn Jamail, director at large. Staff members present were Carol Wolf, property manager, and Lori Penrose, property management assistant.

The meeting was called to order at 6:01 p.m. President Lee Rutledge introduced current board members.

The board verified that the meeting had drawn a quorum of homeowners and that 109 votes were cast in the board election. Thirty people were present for the annual meeting. Lee reviewed the rules of order for the meeting.

Treasurer Shasi Wilson presented a financial review for the previous year:

- 2025 ended with a cash balance of \$82,401
- Expenses were under budget by \$8,000 and income \$229 over budget
- 5% dues increase implemented in 2026 budget with at least \$20,000 allocated for special projects

Board President Lee Rutledge presented slides showing the highlights and accomplishments of 2025, describing their benefits, including:

- Major pool repairs completed and a new pool service company hired
- Launch of the TownSquare platform to improve communication and track property requests more efficiently
- The new crosswalk installed by the city at Wallace and Lakewood Drives
- Repair of the dam at Renaissance Village (paid with city funds)
- Installation of the security camera system at the park and replacement of the 12-year-old server
- Update to policies for use of the pool, sport courts and pets, after a legal review
- Certification of Lakewood as a Firewise community

Priorities for 2026 include:

- Street resealing at Winecup, Dogwood, Turkey Hollow and Gardenridge, followed by a rotation of other streets as funds allow
- Addition of a shelter for pool equipment
- Tennis court resurfacing
- Improvement of the pool entry system

Lee recognized departing board members John Harris and Shawn Jamail and presented them with certificates thanking them for their work.

The board responded to questions from Lakewood homeowners present at the meeting before adjourning at 6:54 p.m. The monthly board meeting for February followed.

--Submitted by John Harris