

Lakewood Home Owners Association – Austin, Texas

Monthly Board of Directors Meeting Minutes

April 06, 2026

Board President Lee Rutledge called the meeting to order at 6:05 p.m. at the Lakewood Clubhouse. All board members were present: Lee Rutledge, Dave Brockman, Ami Vaidya, Marty Erhart and Shasi Wilson. Property Manager Carol Wolf was present.

Guests were community members Jim Burns, Gayle Leuour, Dana Johnson, Beth Brooks, John Harris (website/TownSQ), and others.

No potential conflicts of interest on agenda items were noted. Lee reviewed the rules of order for the meeting.

Board Minutes

Minutes of the HOA board meeting of March 02, 2026 were approved by unanimous consent.

Open Comment Period – Resident Input

The board listened to various issues brought to their attention, including:

- Document Retention, Production and Copying Policy (some information is being updated and revised).
- Rebuild Policy.

Manager's Report (Carol Wolf)

Carol's report covered the following: greenbelt/common area violations, property encroachment issues, requested a pool equipment lifespan report, a bid has been obtained for converting a tennis court to a pickleball court, update on pool gate fob readers, Carol will research the cost of an overlay for the parking lot and for smaller cul-de-sacs, and Carol and Lone Star will drive the streets to assess which to prioritize for the next round of repaving.

Consideration of Open Issues (Unfinished Business)

Parking Policy Guidance document: After it is finalized, the board agreed the PPG document should be emailed to every homeowner and posted on TownSquare and our website.

Tennis and Sport Court Resurfacing: Carol to obtain bids from additional court resurfacing companies, including quotes for patching the single worst court to present to the board at a future meeting.

Clubhouse Use By Community Event Members: A checklist (similar to an Airbnb checkout list) will be provided to each group to document the condition of the facility upon arrival and

departure. The board approved the concept of community events in principle; final document details will be refined and voted on before the next meeting.

Consideration of New Business

“Be A Good Neighbor” Campaign A series of friendly, visually engaging informational graphics have been developed to better inform our community of various HOA policies. In addition, a “Good Neighbor Spotlight” that recognizes positive behavior may be added.

Pool Pump Enclosure There is a need to improve the current pool equipment enclosure to better protect it from the elements.

Community Garage Sales 2026 dates are set: Spring Sale is on Saturday, April 25 from 8am until noon; the Fall sale is on Saturday, October 3 from 8am until noon.

Budget Review – Shasi (Treasurer)

Major expenditures (landscaping and property management contracts) are still under RFQ review. The board agreed not to formally vote on the budget until landscaping and property management RFQs are resolved.

Adjournment and Closed Executive Session

The open session was adjourned at 6:55 p.m.

The board entered closed executive session to discuss the display of property rental signs; a resident’s home repair issue; juvenile behavior issues/property damage; and other topics listed above. The executive session ended at 7:20 p.m. and the meeting was adjourned.

--Submitted by Marty Erhart