

Friday, May 9, 2025

**BOARD ACTION BY UNANIMOUS WRITTEN CONSENT
OF THE BOARD OF DIRECTORS
LAKEWOOD HILLS HOMEOWNERS ASSOCIATION**

Pursuant to Section 5.6 of the Bylaws and Section 22.212 of the Texas Business Organizations Code

The undersigned, being all the duly elected and acting members of the Board of Directors (“Board”) of the Lakewood Hills Homeowners Association (“Association”), hereby take the following actions by unanimous written consent in lieu of a meeting:

1. Immediate Suspension of New Enforcement Actions

The Board directs Essex Property Management to immediately halt the issuance of any new infraction notices or enforcement actions to homeowners, including but not limited to any notices related to unrecorded “Community-Wide Standards.”

Further, any pending or proposed enforcement actions shall require **unanimous Board review and approval** prior to being sent or acted upon, to ensure compliance with Texas Property Code § 202.006 and to mitigate risk of unlawful enforcement or liability.

2. Formation of IT & Communications Advisory Committee

The Board hereby establishes the “IT & Communications Advisory Committee” as a standing advisory committee to the Board. The purpose of the Committee is to:

- Evaluate the HOA’s current digital and communications platforms.
- Propose cost-effective and functional alternatives.
- Develop a ticketing/reporting system for homeowner common area concerns.

Sam Lo and **Sai Durga** are appointed as the initial members and co-chairs of this committee. The committee shall report its findings and proposals directly to the Board.

IN WITNESS WHEREOF, the undersigned Directors have executed this consent effective as of the latest date set forth below.

Dated: May 9, 2025

Charles Treanor

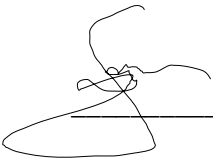
President, Board of Directors

Chuck Treanor

Date 05/09/2025

Sam Lo

Secretary, Board of Directors



Date 05/09/2025
