

**THE MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS
OF THE
LAKEWOOD SHORES HOMEOWNERS ASSOCIATION**

March 9, 2023

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of the **Lakewood Shores Homeowners Association** held *via teleconference* on March 9, 2023. President Jeremy Ancalade noted that a **Quorum** was present and called the meeting to order at 6:33 p.m.

BOARD MEMBERS PRESENT

Jeremy Ancalade, President; Jim Garibaldi, Vice President; Nichole Crockrom, Treasurer; Douglas Armstrong, Secretary (arrived at 6:45 p.m.); Adama Dyoniziak, Member at Large; Elizabeth Schendel, Member at Large.

BOARD MEMBERS ABSENT

Georgina Breyer, Member at Large.

MINUTES

The draft of the Minutes of the Regular Session held February 22, 2022, was approved 4-0 (----- abstaining, Armstrong absent) as submitted.

MANAGEMENT

Cheryl Kouchekinia of The Management Trust (TMT) was present.

OTHERS PRESENT (excluding homeowners)

Brian Riggers and Rene Sandoval of Solitude Lake Management

VENDOR PRESENTATION

Riggers & Sandoval fielded questions from the Board concerning lake/stream maintenance and related matters.

ANNOUNCEMENTS

None

HOUSEKEEPING

Treasurer’s Report

Crockrom reported the following financial information for February 2023:

| | |
|--------------------------------------|----------------|
| Operating Account Balance..... | \$107,952.58 |
| Total Reserves Account Balance | \$1,447,715.16 |
| Income Year-to-Date..... | \$867,971.90 |
| Expenses Year-to-Date..... | \$830,876.46 |
| YTD Income over Expenses | \$37,095.44 |

The February 2023 Financial Report was unanimously approved, subject to audit.

Liens: In accordance with California Civil Code §5650-5740, a motion was made by Ancalade, seconded by Schendel, and approved unanimously recording a lien on property identified as **Acct. #6392868760**, in accordance with the Association’s adopted Delinquent Assessment Collection Policy and California Civil Code.

Foreclosures: Ancalade moved to send an intent to foreclose letter against **Acct. #6393172453**. Crockrom seconded the motion, which passed unanimously.

Write-offs: None

Collections: Ancalade moved to secure the debt against **Acct. #6392898369** and assign account to Allied Trust for Collections. Crockrom seconded the motion, which passed unanimously.

Financial Variance Report: None

Management Update

- *Annual Election:* Noting that the HOA has again failed to obtain quorum, Management noted HOA attorney recommendations as outlined in a proposed Board resolution (Attachment “A”). Armstrong moved to approve said resolution. Crockrom seconded the motion, which passed unanimously.
- *Budget Update:* Brief discussion was held.
- *Storm Damage Report:* General discussion was held.
- *Bylaws/CC&Rs Update:* Management noted she is awaiting a final bid for such.
- *Safelist Extension Request:* No action

Homeowner Forum

Unit 95 -- Homeowner expressed frustration with the number of residents who do not pick up their dog waste.

Homeowner Forum (Cont.)

Unit 141 -- Homeowner encouraged the Board to establish a Parking Committee and volunteered to serve on such. Homeowner read a statement the following statement and asked that it be included in the Minutes:

“In all of its decision-making on behalf of the 232 owners of property in Lakewood Shores, the Board's job is to always be as informed as possible prior to making any decision. Very often that involves relying on what are called 'informed sources' to make a decision. In the case of the proposal to gather vehicle information from all residents, and engage Patrol One in somehow using that information to do its job, three 'informed sources'—Garret Baker, Doug and myself—have spoken out clearly against it. The three of us were involved with the vetting and hiring of Patrol One about 12 years ago. We understand that it was contracted to monitor Open Parking. The only time it might engage with a vehicle not in Open Parking would be:

- to tow a vehicle that is violating the Fire Code or parked in another No Parking zone;*
- cite or tow a vehicle with grossly expired tags (rarely done);*
- cite a vehicle that has been stored for an unreasonable amount of time (rarely ---done).*

It's frustrating that, as the most informed homeowners regarding this issue, our input is being ignored. If the Board continues to move this proposal forward it will be a waste of the Management Company's time and, therefore, a waste of the Association's money.”

Unit 69 --

- Homeowner made inquiries concerning her committee assignments.
- Homeowner stated her belief that gathering vehicle information on all residents “is a great idea.”

ARCHITECTURE

- Old Business
 - *Community Poolhouse Renovations:* Management reviewed a recent bid received for restroom repainting. General discussion was held, after which the matter was tabled.
 - *Fob Policy:* General discussion was held concerning the drafting of such.
- New Business -- None
- Updates -- None

SAFETY / SECURITY / MAINTENANCE

- Old Business
 - *Pagoda Lights:* Tabled
 - *Electrical Infrastructure:* Brief discussion was held.
- New Business -- None
- Updates -- None
- Neighborhood Watch -- No action.

LANDSCAPING

- Old Business
 - *Lakes/Streams*: No action
 - *Landscaping Bids*: Dyoniziak moved to approve the following six bids from Harvest Landscape (seconded by Schendel and carried 4-2 (Crockrom and Ancalade dissenting)):
 - #105603 to remove a tree stump proximate to **Unit 41** at a total cost of \$530
 - #104579 to treat grubs at a total cost of \$710.41
 - #104654 to remove aloe and install new plants at entrance at a total cost of \$861.99
 - #104663 to install plants at entrance next to kiosk at a total cost of \$390.91
 - #104670 to install plants at front entrance waterfall a total cost of \$2,151.66
 - #104990 to install plants at entrance gate a total cost of \$674.59
 - #104992 to install plants at entrance gate a total cost of \$529
 - #104673 to install 24 plants at a total cost of \$1,364.84
- New Business -- None
- Updates -- None

COMMUNICATIONS

- Old Business
 - *Newsletter*: Ancalade noted a March newsletter will be issued.
 - *Block Captains*: No update
 - *Website*: Tabled
- New Business -- None
- Updates -- None

RULES

- Old Business -- None
- New Business -- None
- Updates -- None

COMMUNITY ENGAGEMENT

- Old Business -- None
- New Business -- None
- Block Captain Updates -- None
- Updates -- None

NEXT MEETING(S)

- **Regular Board Meeting**: Thursday, April 13, 2023 at 6:30 p.m.

ADJOURNMENT

The Board Meeting adjourned at 8:38 p.m.

Prepared by: Greggory Moore, Recording Secretary (RSI)*
 (Present via teleconference.)

Approved by:

Douglas Armstrong, Secretary Date
Lakewood Shores Homeowners Association

As Submitted _____ As Amended _____