

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

July 13, 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 July 13, 2023. President Jeremy Ancalade noted that a **Quorum** was present and called the meeting to order at 7:34 p.m.

BOARD MEMBERS PRESENT

Jeremy Ancalade, President (exited at 8:32 p.m.); Jim Garibaldi, Vice President; Douglas Armstrong, Secretary; Freddy Espinoza, Treasurer; Georgina Breyer, Member at Large; Adama Dyoniziak, Member at Large; John Turmes, Member at Large.

BOARD MEMBERS ABSENT

None

MINUTES

The draft of the Minutes of the Regular Session held May 11, 2023, was approved 4-0 (Dyoniziak, Espinoza, and Turmes abstaining) as submitted.

MANAGEMENT

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

OTHERS PRESENT (excluding homeowners)

None

VENDOR PRESENTATION - None

ANNOUNCEMENTS - None

HOMEOWNER FORUM

15 -- Homeowner (who is also a Boardmember) reviewed a conversation she had with Victor of Harvest Landscape, who noted he is regularly “barraged” by residents regarding his work. Homeowner noted that homeowners may bring concerns/complaints to Management, not directly to vendors.

232 -- Homeowner enumerated various concerns with the way the previous Board set up and implemented the HOA’s fob pilot program.

HOMEOWNER FORUM (Cont.)

84 --

- Homeowner expressed her belief that the Board properly prepared for the fob pilot program.
- Homeowner suggested that the HOA do more spraying for pest control.
- Homeowner suggested that the HOA contract an additional gardener.

132 -- Homeowner made inquiries concerning the HOA's lack of responsiveness regarding wood/fascia replacement.

HOUSEKEEPING

Treasurer's Report

Espinoza reported the following financial information for May 2023:

- Operating Account Balance \$ 118,436.83
- Total Reserves Account Balance \$1,475,206.34
- Accounts Receivable \$ 34,423.80

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

- **Liens:** None
- **Foreclosures:** None
- **Write-offs:** None

Collections: Armstrong moved to secure the debt against **Acct. #6392868760** and assign account to Allied Trust for Collections. Dyoniziak seconded the motion, which passed unanimously.

Management Update

- *Committees:*
 - General discussion was held concerning the possibilities for such.
 - Turmes spoke on the need for a Parking Committee and moved to establish such. Armstrong seconded the motion, which failed 3-2 (Breyer and Garibaldi dissenting, Dyoniziak and Espinoza abstaining).
 - Espinoza spoke on the need to revamp the way the Architectural Committee operates. Ancalade moved to table new Architectural Committee assignments to the August Board Meeting, with the current Committee members to continue to serve during the interim. Dyoniziak seconded the motion, which passed unanimously.
 - Dyoniziak moved to continue to have a Landscape Committee and keep the current members. Armstrong seconded the motion, which passed unanimously.

Management Update

- *Committees:*
- *Community Concrete Survey:* Management spoke to the need to conduct such to establish priorities for pertinent repairs. General discussion was held the bid process for such work.
- *Root Damage:* Garibaldi moved to approve a bid from JOTS (work order #13379) to replace a concrete slab at a total cost of \$2,587.50. Turmes seconded the motion, which passed unanimously.
- *FY2023-24 Audit:* Tabled to the August Board Meeting.
- *Bylaws/CC&Rs Update:* Management noted that drafts of such are under review.
- *Homeowner Correspondence:* None

OLD BUSINESS

- **Community Poolhouse Renovations:** Tabled
- **Fob Pilot Program:** Tabled
- **Block Captains:** Tabled
- **Neighborhood Watch:** Ancalade briefly noted a forthcoming meeting.

NEW BUSINESS

- **Pump:** Tabled
- **Landscape:** Tabled

NEXT MEETING(s)

- **Regular Board Meeting:** Thursday, August 10, 2023 at 6:30 p.m.

ADJOURNMENT

The Board Meeting adjourned at 8:34 p.m.

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

Approved by:

Douglas Armstrong, Secretary Date
Lakewood Shores Homeowners Association

As Submitted _____ As Amended _____

END OF FILE