

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

September 14, 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 September 14, 2023. Vice President Jim Garibaldi noted that a **Quorum** was present and called the meeting to order at 6:33 p.m.

BOARD MEMBERS PRESENT

Jeremy Ancalade, President (arrived at 6:55 p.m.); Jim Garibaldi, Vice President; Douglas Armstrong, Secretary; Freddy Espinoza, Treasurer; Georgina Breyer, Member at Large; John Turmes, Member at Large; Adama Dyoniziak, Member at Large.

BOARD MEMBERS ABSENT

None

MANAGEMENT

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

OTHERS PRESENT (excluding homeowners)

None

VENDOR PRESENTATION

None

ANNOUNCEMENTS

None

HOMEOWNER FORUM

38 -- Homeowner discussed issues related to installing an E/V charger, urging the Board to reconsider the HOA's current pertinent rules, which makes such installation unfeasible for many units.

50 --

Homeowner noted her belief that the HOA is required to provide 48-hour notice of the use of pesticides in the common area but is not doing so. The Board instructed Management to follow up with the landscape vendor.

HOMEOWNER FORUM (Cont.)

74 –

- Homeowner expressed discontent with pine needles left in the wake of tree-trimming.
- Homeowner stated her belief that sprinklers proximate need to be readjusted so that her patio is not soaked.
- Homeowner noted a cracked slab proximate to her unit. Management requested that Homeowner forward a photograph of such.
- Homeowner made inquiries concerning the recycling bin.

MINUTES

The draft of the Minutes of the Regular Session held August 10, 2023, was approved 5-0 (Dyoniziak abstaining, Ancalade absent) as submitted.

HOUSEKEEPING

Treasurer’s Report

Espinoza reported the following financial information for August 2023:

- Operating Cash \$ 128,611.46
- Net Cash Available \$ 117,441.35
- Total Reserves Account Balance \$1,302,990.56

Espinoza noted that among the HOA’s top variances are property management services, vehicle repair, and postage.

The August 2023 Financial Report was approved 6-0 (Ancalade absent), subject to audit.

Liens: None

Foreclosures: Armstrong moved to initiate non-judicial foreclose proceedings against **Acct. #6392759393**. Breyer seconded the motion, which passed 6-0 (Ancalade absent).

Write-offs: None

Financial Variance Report: None

Management Update

- *Tree-Trimming:* Management noted she is in the process of attempting to obtain three bids for such.
- *Parking Spaces:* Management noted that Patrol One requests that the HOA stencil numbers on all Community parking spaces.
- *Asphalt Repairs:* General discussion was held.
- *New Pet Signage:* General discussion was held concerning pertinent issues.
- *Pumps/Fountains:* Management provided an update concerning such.
- *Homeowner Correspondence:* General discussion was held concerning various types of door replacement.

OLD BUSINESS

Poolhouse Wi-Fi: General discussion was held concerning efforts to (and difficulties) in obtaining such. The Board provided Management with instructions for following up with vendor.

Fob Pilot Program: Ancalade noted that during the last month he took action to resolve a security issue with the west pedestrian gate’s being inoperable, stating that vendor (Castle) was non-responsive to effect said repairs in a timely manner, having the fob system swapped out with a key lock. Garibaldi noted that it has been a Pro Tec representative is “100% certain” that someone intentionally broke off a key in the lock to sabotage such.

Neighborhood Watch / Block Captains: Mary Lou Garibaldi briefly reported on a recent incident. Brief discussion was held concerning the recent clearing out of a homeless encampment.

Bylaws/CC&Rs Update: General discussion was held concerning such, including regarding the possibility of limiting the percentage of units that can be used as rentals.

NEW BUSINESS

Landscape: Brief discussion was held concerning power-washing.

NEXT MEETING(s)

- **Regular Board Meeting:** Thursday, October 12, 2023 at 6:30 p.m.

ADJOURNMENT

The Board Meeting adjourned at 7:52 p.m. to convene the Executive Session to review legal matters.

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

Approved by:

Douglas Armstrong, Secretary Date
Lakewood Shores Homeowners Association

As Submitted _____ As Amended _____

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