

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

November 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 November 9, 2023. President Jeremy Ancalade noted that a **Quorum** was present and called the meeting to order at 6:35 p.m.

BOARD MEMBERS PRESENT

Jeremy Ancalade, President; 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

MANAGEMENT

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

OTHERS PRESENT (excluding homeowners)

None

VENDOR PRESENTATION

None

ANNOUNCEMENTS

None

HOMEOWNER FORUM

58 -- Homeowner discussed the possibility of an Amazon locker being installed within the Community.

151 -- Homeowner made inquiries concerning violations notices she has received regarding her laundry doors.

50 -- Homeowner made inquiries concerning the use of Round-Up, as well as whether residents are being provided with 48-hour notice of any spraying of pesticides, as required by California Code. Management stated that Round-Up is not being used. The Board instructed Management to research whether proper notice is being provided and to agendize this matter for the December Board Meeting.

HOMEOWNER FORUM (Cont.)

132 -- Homeowner expressed his frustration with “outdated” HOA rules concerning allowable doors and noted that the Board is working on this matter.

MINUTES - None

HOUSEKEEPING

Treasurer’s Report

Espinoza reported the following financial information for October 2023:

- Operating Cash \$ 117,126.58
- Net Cash Available \$ 83,844.02
- Total Reserves Account Balance \$1,300,298.52

Espinoza noted that HOA is over budget on attorney fees, common-area maintenance, irrigation repairs, and postage. The Board made inquiries of Management concerning the postage expenses.

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

Liens: In accordance with California Civil Code §5650-5740, a motion was made by Breyer, seconded by Turmes, and approved unanimously recording a lien on property identified as **Acct. #6392313780**, in accordance with the Association’s adopted Delinquent Assessment Collection Policy and California Civil Code.

- **Foreclosures:** None
- **Write-offs:** None
- **Financial Variance Report:** None

Collections: The Board reviewed **Acct. #6392997041**’s request for a waiver of late fees in the total amount of \$321. Turmes moved to deny said request. Armstrong seconded the motion, which passed unanimously.

Management Update

- *Recycle Bins:* General discussion was held concerning the possibility of obtaining additional bins for the Community. The Board instructed Management to request that EDCO representatives attend a Board Meeting.
- *Sump Pumps:* Management noted that preventive maintenance has been performed on such.
- *ARC Request—Unit 102:* Homeowner appealed a denial she received to replace her wooden front door with a fiberglass option that is otherwise “like-for-like” aesthetically. General discussion as held, after which Turmes move to approve said request. Espinoza seconded the motion, which passed 6-0 (Armstrong abstaining).

OLD BUSINESS

Poolhouse Wi-Fi: No update

Fob Pilot Program:

- Garibaldi noted that the latch of the tennis court door was vandalized in the same manner as was done to the front entrance, and that a Sheriff’s Department investigation is ongoing.
- General discussion was held concerning Membership feeling and the possibility of surveying such regarding the pilot program. Dyoniziak volunteered to structure a survey, with Board members to provide Dyoniziak with questions for such by November 13, 2023.

Neighborhood Watch / Block Captains: Per Mary Lou Garibaldi...

- Vantaca training for block captains is potentially in the works.
- Garibaldi reviewed her efforts to get the City to effect the removal homeless encampment proximate to tennis courts, but noted that apparently the encampment is no longer on HOA property. The Board instructed Management to install “Private Property” signs in the area where appropriate.

Utility Doors: General discussion was held.

Committees:

- Ancalade suggested adding a third person to the Architectural Committee. Armstrong moved to appoint Turmes to such. Dyoniziak seconded the motion, which passed unanimously. Breyer moved that she serve on the Committee. Ancalade seconded the motion, which passed unanimously.
- General discussion was held concerning Board contact with vendors.
- Armstrong moved to continue the Landscape/Waterways Committee, with Dyoniziak, Garibaldi, and Breyer as members. Turmes seconded the motion, which passed unanimously.
- General discussion was held concerning the establishment of an Infrastructure Committee. Dyoniziak moved to establish such, with Ancalade, Turmes, and Espinoza as members. Armstrong seconded the motion, which passed 6-1 (Garibaldi dissenting).

NEW BUSINESS

Pool Service: Armstrong moved to approve a bid from Alcazar Custom Pools to provide said service at least temporarily (i.e., while Management obtains additional bids) at a total cost of \$1,300 per month (three visits per week). Turmes seconded the motion, which passed unanimously.

Electrical Service: Armstrong moved to accept a liability waiver for VIVE registration from Shock A Doo Electric. Espinoza seconded the motion, which passed unanimously.

NEW BUSINESS (Cont.)

Trees:

- The Board reviewed bids for Community tree-trimming. Ancalade moved to approve a bid for such from Southern California Tree & Landscaping at a total cost of \$114,010 (i.e., \$52,995 for Year 1, \$61,015 for Year 2). Espinoza seconded the motion, which passed 4-2 (Breyer and Garibaldi dissenting, Dyoniziak abstaining).
- The Board instructed Management to inquire of Harvest Landscape why trees within the Community are dying.

Asphalt / Parking Stenciling: Tabled to the December Board Meeting pending receipt of an additional bid.

Legal Service: Turmes moved to approve a bid from Iger Wankel & Bonkowski to continue as the HOA’s vendor for such at a total cost of a \$700 retainer. Breyer seconded the motion, which passed unanimously.

Patio Slab: Turmes moved to approve a bid from JOTS (Work Order #13458) to replace such \$5,082. Espinoza seconded the motion, which passed 5-1 (Breyer dissenting, Dyoniziak abstaining).

NEXT MEETING(s)

- **Regular Board Meeting:** Thursday, December 14, 2023 at 6:30 p.m.

ADJOURNMENT

The Board Meeting adjourned at 9:25 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