

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

APPROVED

September 10, 2020

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 10, 2020. President Jeremy Ancalade noted that a **Quorum** was present and called the meeting to order at 6:31 p.m.

BOARD MEMBERS PRESENT

Jeremy Ancalade, President; Jim Garibaldi, Vice President; Garret Baker, Treasurer (until 7:51 p.m. recess); Douglas Armstrong, Secretary; Georgina Breyer, Member at Large (Treasurer after 7:51 p.m. recess); Nichole Crockrom, Member at Large; John Turmes, Member at Large; Kendall Inbody, Member at Large (after 7:51 p.m. recess)

BOARD MEMBERS ABSENT

None

MANAGEMENT

Anne Davis of The Management Trust (TMT) was present.

HOMEOWNER COMMENTS

A general discussion was held concerning the tennis courts, including light bulbs that need to be replaced.

Unit 69: Homeowner noted issues with standing water to the rear of her unit, noting that it is attracting so many mosquitoes she cannot enjoy sitting on her patio. The Board noted that the water is not standing but circulates; Homeowner stated that it doesn't move enough to make a difference. A general discussion was held, with the Board noting they will investigate possible mitigation measures.

RECESS / RECONVENE

The Regular Session was recessed at 6:35 p.m. to convene the Annual Meeting and reconvened at 6:56 p.m., then recessed again at 7:51 p.m. to reconvene the Annual Meeting and reconvened at 7:59 p.m.

COMMITTEE REPORTS

Community Security:

- A general discussion was held concerning setting up a future Community walk.
- After the 7:51 p.m. recess, Crockrom, Ancalade, and Breyer volunteered to serve on and were appointed to the Committee for the ensuing Board year.

COMMITTEE REPORTS (Cont.)

Communications:

- A brief discussion was held concerning additions to the draft of the forthcoming newsletter.
- After the 7:51 p.m. recess, Turmes, Garibaldi, and Inbody volunteered to serve on and were appointed to the Committee for the ensuing Board year.

Architecture: After the 7:51 p.m. recess, Turmes, Breyer, and Armstrong, volunteered to serve on and were appointed to the Committee for the ensuing Board year.

Rules:

- It was noted that the new rulebook has been posted to the HOA website and is available in hard copy per individual homeowner request. A general discussion was held.
- Turmes moved to disband the Committee. Armstrong seconded the motion, which passed unanimously.

Community Aesthetics:

A general discussion was held concerning the performance of the HOA's landscape vendor. The Board instructed Management to remind said vendor not to blow debris into the water.

- After the 7:51 p.m. recess, Garibaldi, Inbody, and Armstrong volunteered to serve on and were appointed to the Committee for the ensuing Board year

Signage Committee: Ancalade moved to found such. Turmes seconded the motion, which passed unanimously. Armstrong, Garibaldi, and Breyer volunteered to serve on and were appointed to the Committee.

UNFINISHED BUSINESS

Pool/Spa Resurfacing: Management noted that Scott Smith of Southwest Power Pool has reviewed and provided input on bids received for such, based on which Management is having vendors rebid for said work. After general discussion, the matter was tabled.

NEW BUSINESS

Inspector of Elections: Turmes moved to appoint Bethany Beard as such for the HOA's Annual Meeting. Garibaldi seconded the motion, which passed unanimously.

Lake/Stream Maintenance:

- A general discussion was held concerning the coloring for some Community water.
- A general discussion was held concerning the HOA's current vendor, and the Board discussed bids received from alternate vendors.

Landscaping: Tabled

NEW BUSINESS (Cont.)

Annual Election Results: It was noted that Jeremy Ancalade, Gina Breyer, Nicole Crockrom, and Kendall Inbody had been elected to the four open Director positions.

TREASURER'S REPORT

Baker reported the following financial information for July 31, 2020:

- Operating Account Balance \$ 49,864.79
- Total Reserves Account Balance \$1,317,230.63
- Income Year-to-Date \$ 170,227.27
- Expenses Year-to-Date \$ 165,330.55
- YTD Income over Expenses \$ 4,896.72

The June and July Financial Reports were unanimously approved as submitted, subject to audit.

Liens: In accordance with California Civil Code §5650-5740, a motion was made by Ancalade, seconded by Armstrong, and unanimously approved recording a lien on property identified as **Acct. #313780**, in accordance with the Association's adopted Delinquent Assessment Collection Policy and California Civil Code.

Financial Variance Report: None

MANAGEMENT REPORT

- The Action List was reviewed.
- The Work Order Log was reviewed. A general discussion was held concerning the high number of back orders.

CORRESPONDENCE

Unit 13: The Board reviewed Homeowner's request that the HOA take responsibility for stucco repairs related to water intrusion from a damaged skylight. The Board instructed Management to have Protec to provide a bid for said repairs.

Unit 138: The Board reviewed Homeowner's request for reimbursement for a motorcycle cover damaged by a fallen tree branch in the total amount of \$21.99. Turmes moved to approve such. Armstrong seconded the motion. After discussion, the motion passed 5-2 (Breyer and Ancalade dissenting).

Unit 17:

- The Board reviewed Homeowner's request for additional safe-listing (i.e., beyond the 15-day allowance per quarter) for a regular visitor's vehicle that is too large for tandem parking in Homeowner's assigned space. A general discussion was held. No motion was made to approve said request.
- A general discussion was held concerning the possibility of changing safe-listing rules.
- The Board provided Management with instructions for following up with Patrol One concerning safe-listing procedures.

CORRESPONDENCE (Cont.)

Unit 214: The Board reviewed Homeowner’s concerns with a recently repaired skylight’s being out of warranty.

MINUTES

The Minutes of the Regular Session held July 9, 2020, were unanimously approved as submitted.

NEXT MEETING(s)

- **Regular Board Meeting:** Thursday, October 8, 2020, at 6:30 p.m.

ADJOURNMENT

The Board Meeting adjourned at 9:04 p.m.

Prepared by: Greggory Moore, Recording Secretary (RSI)

_____x_____ As Submitted _____ As Amended _____

Date _____10/8/2020_____

Lakewood Shores Homeowners Association

END OF FILE