

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

January 12, 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 January 12, 2023. President Jeremy Ancalade noted that a **Quorum** was present and called the meeting to order at 7:44 p.m.

BOARD MEMBERS PRESENT

Jeremy Ancalade, President; Nichole Crockrom, Treasurer; Douglas Armstrong, Secretary; Adama Dyoniziak, Member at Large; Georgina Breyer, Member at Large; Elizabeth Schendel, Member at Large.

BOARD MEMBERS ABSENT - Jim Garibaldi, Vice President

APPROVAL OF MINUTES

The draft of the Minutes of the Regular Session held December 8, 2022, was approved 5-0 (Ancalade abstaining).

MANAGEMENT

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

OTHERS PRESENT (excluding homeowners)

None

VENDOR PRESENTATION - None

ANNOUNCEMENTS - None

HOUSEKEEPING

Treasurer's Report

Crockrom reported the following financial information for November 2022:

- Operating Account Balance \$ 97,285.31
- Total Reserves Account Balance \$1,428,105.74
- Income Year-to-Date \$ 578,203.78
- Expenses Year-to-Date \$ 560,220.91
- YTD Income over Expenses \$ 17,982.87

Crockrom reported the following financial information for December 2022:

HOUSEKEEPING
Treasurer's Report (Cont.)

- Operating Account Balance \$ 97,618.31
- Total Reserves Account Balance \$1,448,506.54
- Income Year-to-Date \$ 672,465.82
- Expenses Year-to-Date \$ 645,791.14
- YTD Income over Expenses \$ 26,674.68

The November and December 2022 Financial Report were unanimously approved, subject to audit.

Liens: None

Foreclosures: Breyer moved to provide notice of intent to initiate foreclosure proceedings against **Acct. #6392898369**. Crockrom seconded the motion, which passed 5-0 (Armstrong abstaining).

Write-offs: None

Management Update

- *Annual Election:* Management reported on outreach efforts to obtain quorum, noting that to date 62 ballots and 15 proxies have been received.
- *Board Committee Assignments:* Crockrom moved to approve such as outlined in Attachment A. Garibaldi seconded the motion, which passed X-0 (Schendel abstaining).
- *CC&Rs Update:* The Board reviewed a bid for such. Ancalade moved to approve the bid from Iger Wankel & Bonkowski to effect such at a total cost not to exceed \$10,000. Breyer seconded the motion, which passed unanimously.
- *Maintenance Matrix:* Subsumed under *CC&Rs Update* (above)
- *Landscape Drain Issue:* General discussion was held concerning a landscape drain issue. The Board instructed Management to obtain bids to redress such.
- *Green Waste Disposal:* General discussion was held concerning such. The Board provided Management with instructions for contacting the City of Lakewood regarding the possibility of the Community's obtaining exemption from pertinent requirements.

Homeowner Forum

44 -- Homeowner made inquiries concerning whether the HOA has contingency plans to proactively deal with lake overflow from forthcoming rain. Management noted that sandbags are being placed aid with such. The Board advised Homeowner that additional sandbags for individual units can be obtained from the fire department. The Board instructed Management to have the HOA's landscape vendor ensure that the landscape drains are clear.

Homeowner Forum (Cont.)

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- Homeowner made inquiries concerning why the Executive Session Agenda was not included with the Membership e-mail notice of today meeting. Management noted this was her oversight, but that said agenda was posted onsite.
- Homeowner suggested that committee assignments be posted for the benefit of the Membership, even if they are noted in Board Meeting Minutes.
- Homeowner expressed his disapproval of the Board's appointing a Board member from amongst the candidates on the ballot.

7 -- Homeowner generally discussed issues related to pumping away excess rainwater; and noted issues with a drain in front of 11. The Board instructed Management to have this matter attended to.

ARCHITECTURE

- Old Business
 - *Community Poolhouse Renovations*: Management reviewed issues related to pre-renovation demolition/rebuild of the north sauna, as well as one bid for such. The Board instructed Management to consult with HOA attorney concerning matters related to pertinent HOA responsibility.
- New Business -- None
- Updates -- None

SAFETY

- Old Business
 - *Pagoda Lights*: Breyer briefly noted difficulties obtaining apples-to-apples bids.
 - *Perimeter Gate Fob Access*: Tabled
- New Business -- None
- Updates -- None
- Neighborhood Watch -- None

LANDSCAPING

- Old Business
 - *Tree Removals*: Management noted difficulties getting Harvest Landscape to commit to a date for such.
 - *Tree-Trimming*: Dyoniziak reported on her consultations with Miguel from Harvest Landscape in the effort to ensure said work is effected to HOA satisfaction.
- New Business
 - *Landscaping Bids*: Tabled
- Updates -- None

