

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

March 10, 2022

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of the **Lakewood Shores Homeowners Association** held at The Management Trust offices and *via teleconference* on March 10, 2022. President Jeremy Ancalade noted that a **Quorum** was present and called the meeting to order at 7:04 p.m.

BOARD MEMBERS PRESENT

Jeremy Ancalade, President; Jim Garibaldi, Vice President; Douglas Armstrong, Secretary; Nichole Crockrom, Treasurer; Georgina Breyer, Member at Large; Adama Dyoniziak, Member at Large; Kendall Inbody, Member at Large.

BOARD MEMBERS ABSENT

None

MINUTES

The Minutes of the Regular Session held January 13, 2022, were approved 6-0 (Armstrong abstaining) as submitted.

MANAGEMENT

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

OTHERS PRESENT

Howard Chien of Castle Systems

VENDOR PRESENTATION

Chien presented on available Castle products related to the HOA's interest in obtaining and access control system; and on his specific recommendations for the Community.

ANNOUNCEMENTS

None

TREASURER'S REPORT

Crockrom reported the following financial information for January 2022:

Operating Account Balance.....	\$110,723.50
Total Reserves Account Balance ..	\$1,448,056.50
Income Year-to-Date	\$728,766.33
Expenses Year-to-Date	\$673,051.34
YTD Income over Expenses	\$55,714.99

The January 2022 Financial Report was unanimously approved, subject to audit.

Liens: None

Financial Variance Report: None

UNFINISHED BUSINESS

Lake/Streams Desludging: Management reported on the status of such. The Board instructed Management to follow up with vendor to obtain a status update.

South Pool/Spa Renovation: Management noted that demolition is slated to begin in the first week of April and should be completed before the month is out.

Tennis Court Screens: Management noted that installation is slated to be completed within a month, but that vendor is behind on other such work with other communities.

Tree-Trimming: The Board reviewed three bids from Harvest Landscape for various such work throughout the Community. Garibaldi moved to approve such at a total cost of \$19,989. Breyer seconded the motion, which passed unanimously.

Community Restroom Remodel: Tabled pending receipt of additional bids to the April Board Meeting.

A/C Units in Common Area: General discussion was held concerning changing the Rules & Regulations to allow for such; and concerning the possibility referring this matter to the Rules Committee for further consideration. The matter was referred to the Rules Committee. General discussion was held concerning receipt of Membership feedback concerning said issue.

NEW BUSINESS

Battery Backup for Gates: General discussion was held concerning the possibility of installing such, with the Board reviewing a pertinent bid from Byers & Butler. The matter was tabled, with Management to obtain additional bids and investigate an alternate vendor.

HOA Budget: Tabled to the April Board Meeting.

NEW BUSINESS (Cont.)

Reserve Study: Garibaldi moved to approve a bid from Foresight Financial to effect such (computer update option) at a total cost of \$785. Crockrom seconded the motion, which passed unanimously.

HOMEOWNER COMMENTS

132 --

- Homeowner recommended that tree removals include non-root-invasive replacements.
- Homeowner made inquiries concerning redressing termite damage to his unit. Management noted this matter will be addressed in the reconvening of the Executive Session after the conclusion of the Regular Meeting.
- Homeowner expressed his belief that A/C units should be allowed in common areas.

22 --

- Homeowner expressed disappointment with the Board handling of her request for installation of an A/C unit, reviewing the history of said request and stating her belief that she has been discriminated against, and that HOA rules are not consistently enforced throughout the Community.
- Homeowner briefly noted an incident with a pine cone damaging a guest's car.

174 -- Homeowner discussed issues with her tenants having to endure nuisance behavior from neighboring unit. The Board noted that Management will follow up with Homeowner.

4 -- Homeowner made inquiries concerning a violation notice she received regarding unauthorized "décor" items in common area.

69 --

- Homeowner noted that Neighborhood Watch block captains are needed in certain area of the Community.
- Homeowner recommended that rules be consistently enforced from Board to Board.

COMMITTEE REPORTS

Community Engagement:

- The Committee reviewed a recent event, noting that forthcoming events will be held monthly on Saturday afternoon and will be noticed via flier and NextDoor.
- Crockrom encouraged homeowner to join the Neighborhood Watch.

Architecture: Armstrong generally reviewed recent ARC requests.

COMMITTEE REPORTS (Cont.)

Community Safety:

- The Committee noted that the installation of the new pagoda lights is in progress, noting the status of and general time for such.
- General discussion was held concerning the presence of coyotes within the Community, with the Board recommending that residents do not let their pets out at night.

Communications:

- The Committee briefly reported on the logistics of newsletter production.
- General discussion was held concerning e-mail blasts.

Rules: No update

Groundskeeping:

- Dyoniziak briefly noted the status of various projects, including recent tree-trimming and mulching.
- Dyoniziak noted that affected residents will receive notice of forthcoming ground-cover work.

MANAGEMENT REPORT

- The Action List was submitted for review.
 - Ancalade moved to approve a bid from JOTS to effect bridge repair proximate to Gate 12 at a total cost of \$4,900. Dyoniziak seconded the motion, which passed unanimously.
- The Work Order Log was submitted for review.
- Management and Garibaldi reported on a recent onsite meeting with representatives from City of Lakewood concerning issues related to SB 1383.

CORRESPONDENCE - None

NEXT MEETING(s)

- **Regular Board Meeting:** Thursday, April 14, 2022 @ 6:30

ADJOURNMENT

The Board Meeting adjourned at 8:53 p.m. to reconvene 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 _____

END OF FILE