

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

April 9, 2026

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 April 9, 2026. President Jeremy Ancalade noted that a **Quorum** was present and called the meeting to order at 7:31 p.m.

BOARD MEMBERS PRESENT

Jeremy Ancalade, President; Jim Garibaldi, Vice-President; Douglas Armstrong, Secretary; Marylou Garibaldi, Member at Large; Annalisa Brizuela, Member at Large; Gina Breeyear, Member at Large

BOARD MEMBERS ABSENT

Freddy Espinoza, Treasurer

MANAGEMENT

Wendy Mullens of The Management Trust (TMT) was present.

OTHERS PRESENT (excluding homeowners)

None

VENDOR PRESENTATION - None

ANNOUNCEMENTS - None

EXECUTIVE DISCLOSURE

It was noted that during the Executive Session held immediately prior to the General Meeting the Board approved Meeting Minutes and discussed contracts and legal issues.

CONSENT AGENDA

Ancalade moved to approve the following:

- the Minutes of the Regular Session held March 12, 2026
- the February 2026 Financial Report (subject to audit)
- investment opportunity
- all submitted Board Committee Reports

J. Garibaldi seconded the motion, which passed unanimously.

HOMEOWNER FORUM

95 --

- Homeowner requested that Community projects, etc., be posted bulletin boards.
- Homeowner requested that budget lines items concerning tree removal also include replacements.
- Homeowner made inquiries concerning the logistics of skylight installation.
- Homeowner made inquiries concerning proposed caterpillar “treatment,” noting her beliefs that caterpillars should not be eradicated; and requesting that any pest eradication be effect by non-toxic means.

151 -- Homeowner expressed discontent with the maintenance and upkeep of the tennis courts. General discussion was held concerning a proximate levee that has been breached, the effects of which are impacting the tennis courts. The Board provided Management with instructions for pertinent follow-up.

COLLECTIONS / LIENS

Liens: In accordance with California Civil Code §5650-5740, a motion was made by Ancalade, seconded by Breeyear, and unanimously approved recording a lien on property identified as **Acct. #6392767409**, in accordance with the Association’s adopted Delinquent Assessment Collection Policy and California Civil Code.

Foreclosures: None

Write-offs: None

Advanced Collections: Ancalade moved to send a Notice of Trustee Sale regarding **Acct. #6392898369**. Breeyear seconded the motion, which passed unanimously.

OLD BUSINESS

Lake/Stream Barrier: J. Garibaldi reported on his pertinent research. The Board reviewed two bids for such. Ancalade moved to approve bids from Harvest Landscape (#154633 and #155573) to install two such at a total cost of \$2,134.40. M. Garibaldi seconded the motion, which passed unanimously.

Sewer Line: Tabled pending receipt of additional bids.

Fire Extinguishers: Management noted that installation of such is not required but only recommended for communities the age of Lakewood Shores. The Board reviewed bids for installation of such. After general discussion, the Board took no action.

Caterpillars: General discussion was held concerning a bid to eradicate such.

NEW BUSINESS

FY 2026-27 Budget: General discussion was held, with the Board reviewing a draft of such prepared by Management reflecting no dues increase. Ancalade moved to approve a draft of such reflecting a \$15/mo. dues increase (i.e., from \$465 to \$480). Armstrong seconded the motion, which failed 2-4 (Brizuela, M. Garibaldi, J. Garibaldi, and Breeyear dissenting). After further discussion, Ancalade moved to approve a draft of such reflecting a \$10/mo. dues increase (i.e., from \$465 to \$475), with all increase monies to be allocated to HOA reserves. Armstrong seconded the motion, which failed 3-3 (M. Garibaldi, J. Garibaldi, and Breeyear dissenting). After further discussion, Armstrong moved to approve a draft of such reflecting a \$5/mo. dues increase (i.e., from \$465 to \$470), with all increase monies to be allocated to HOA reserves. The motion died for lack of a second. The matter was tabled to a Special Meeting, to be scheduled shortly.

Security: Tabled.

2026 Reserve Study: Ancalade moved to approve a bid from Foresight Financial Services to effect a computerized update of such at a total cost of \$1,015. Armstrong seconded the motion, which passed unanimously.

FY 2025-26 Taxes/Audit: Ancalade moved to approve a bid from Owens, Moskowitz & Associates to effect such at a total cost not to exceed \$2,500. M. Garibaldi seconded the motion, which passed unanimously.

Skylights: Brizuela moved to approve bids from Lang Roofing to replace such in **Units 110 and 147** at a total cost of \$1,724. Breeyear seconded the motion, which passed unanimously.

Sump Pump: Armstrong moved to approve a bid from Ken's Plumbing to replace such proximate to Unit 53 at a total cost of \$1,396.78. Breeyear seconded the motion, which passed unanimously.

Landscaping: Tabled pending a pertinent sitewalk.

Hand Dryers: After brief discussion and review of a pertinent bid, the Board instructed Management to follow up with the HOA's electrical vendor.

MANAGEMENT REPORTS

No action

CORRESPONDENCE

Acct. #6392313756: The Board reviewed Homeowner's request for waiver of a fine in the total amount of \$50. Breeyear moved to approve said request. Brizuela seconded the motion, which failed 3-3 (M. Garibaldi, Ancalade, and Armstrong dissenting).

ANNOUNCEMENTS

None

NEXT MEETING(s)

- **Special Board Meeting (HOA Budget):** TBD
- **Regular Board Meeting:** Thursday, May 14, 2026 at 6:30 p.m.

ADJOURNMENT

The Board Meeting adjourned at 8:56 p.m.

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

Approved by:

Date
Lakewood Shores Homeowners Association

As Submitted _____ As Amended _____

END OF FILE