

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

April 10, 2025

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 10, 2025. 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; Freddy Espinoza, Treasurer; Douglas Armstrong, Secretary; Marylou Garibaldi, Member at Large; Jim Garibaldi, Member at Large; Annalisa Brizuela, Member at Large.

BOARD MEMBERS ABSENT

None

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 homeowner requests, delinquencies, and violations.

CONSENT AGENDA

Ancalade moved to approve the following:

- the Minutes of the Regular Session held March 20, 2025
- the February 2025 Financial Report (subject to audit)
- all submitted Board Committee Reports

Espinoza seconded the motion passed unanimously.

HOMEOWNER FORUM

Brief general discussion was held concerning the possibility of placing permanent signage on various bins (e.g., compost).

95 --

- Homeowner suggested that lakes/streams be cleared of plant debris before being refilled.
- Homeowner noted umbrellas needing maintenance or replacement at both pools.
- Homeowner noted multiple bins that have not been emptied.
- Homeowner requested that a list noting work in-progress be posted at the Community bulletin board.

174 -- Homeowner made inquiries concerning fees/fines she claims were assessed improperly. Management noted that fees that should have been removed already have been but invited Homeowner to follow up with her.

232 -- Homeowner encouraged the Board to thoroughly discuss “what needs to happen with the budget and the reserves,” including being “more pro-active on funding the reserves.”

113 -- Homeowner made inquiries considering the HOA possibility contracting security; Management noted that a Membership survey regarding such is being undertaken; noting that at present the HOA is not budgeted for such. Brief discussion was held concerning Patrol One.

111 --

- Homeowner complained of overflowing trash.
- Homeowner noted damage to a garage-door wall.
- Homeowner suggested reducing the maximum allowable size of trucks entering the Community.

66 -- Homeowner made inquiries concerning HOA budget and potential dues increases.

COLLECTIONS / LIENS

Liens:

- In accordance with California Civil Code §5650-5740, a motion was made by Ancalade, seconded by M. Garibaldi, and unanimously approved recording a lien on property identified as **Acct. #6392313916**, in accordance with the Association’s adopted Delinquent Assessment Collection Policy and California Civil Code.
- Ancalade moved to send a pre-lien letter to **Acct. #6392898639**. M. Garibaldi seconded the motion, which passed unanimously.

Foreclosures: None

Advanced Collections: None

MANAGEMENT UPDATE

- *Action Items:*
 - Submitted for Board review.
- *Homeowner Correspondence:*
 - *Unit 207:* The Board reviewed Homeowner’s request for repair of concrete damage allegedly caused by a tree root. General discussion was held, after which Ancalade moved to deny said request. Armstrong seconded the motion, which passed 5-0 (Espinoza abstaining).
- *Vehicle Gate—Emergency Access:* General discussion was held, after which the matter was tabled.

ANNOUNCEMENTS

Block Captain / Neighborhood Watch: None

Miscellaneous Director Updates: Ancalade moved to appoint J. Garibaldi as Vice President. Armstrong seconded the motion, which passed unanimously.

OLD BUSINESS

Parking Addendum: It was noted that a draft of such has been sent to the Membership for 28-day review.

NEW BUSINESS

- **Reserve Study:** No action.
- **2025–26 Audit Engagement:** Tabled.
- **Maintenance Matrix:** Tabled.
- **Landscaping:** Tabled.
- **HOA Website:** Tabled.

FY2025–26 Budget: Ancalade presented on his proposed draft of such, which reflects a dues increase to \$475 per month. Ancalade noting the need to replenish HOA reserves, which are currently being funded at approximately half the recommended amount; and stated that he believed the increase should actually be higher (c. \$500/mo.), but that he is trying to balance the need to replenish reserves vs. possible financial constraints of homeowners. Management briefly reviewed general problems resulting from under-funding reserves. Armstrong stated his belief that vis-à-vis reserves replenishment of the dues should be raised to \$500 at a minimum. Espinoza expressed his belief that such a dues increase is too severe; and advocated spending cuts, with a possible special assessment at a later date. J. Garibaldi noted that the most recent reserve study recommends adding \$68,000 to reserves over the next fiscal years, which he proposed be effected by suspending Community tree-trimming for one year and allocating the budgeted amount (\$65,000) for such to reserves, along with a dues increase to \$451/mo. General discussion was held. Ancalade moved to approve his aforesaid draft. Armstrong seconded the motion, which failed 2-4 (J. Garibaldi, M. Garibaldi, Espinoza, and Brizuela dissenting).

NEW BUSINESS - FY2025–26 Budget (Cont.)

In response to Armstrong’s query, Management noted that a similar HOA she manages has HOA dues of approximately \$700/mo. Ancalade moved to approve a draft of such reflecting a dues increase to \$473/mo., noting that this amount funds the reserves to almost exactly the recommended minimum level for the fiscal year; the motion died for lack of a second. J. Garibaldi moved to approve a draft reflecting a dues increase to \$450/mo., and to eliminate tree-trimming for the fiscal year. M. Garibaldi seconded the motion, which failed 2-4 (Espinoza, Ancalade, Armstrong, and Brizuela dissenting). Espinoza moved to approve a draft of such reflecting a dues increase to \$465/month. J. Garibaldi seconded the motion, which failed 3-3 (Armstrong, Ancalade, and Brizuela dissenting). Ancalade moved to approve a draft of such reflecting a dues increase to \$470/mo. Armstrong seconded the motion, which failed 2-4 (J. Garibaldi, M. Garibaldi, Espinoza, and Brizuela dissenting). Espinoza again moved to approve a draft of such reflecting a dues increase to \$465/month. M. Garibaldi seconded the motion, which passed 4-2 (Armstrong and Ancalade dissenting).

NEXT MEETING(s)

- **Regular Board Meeting:** Thursday, May 8, 2025 at 6:30 p.m.

ADJOURNMENT

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

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

Approved by:

Douglas Armstrong, Secretary Date
Lakewood Shores Homeowners Association

As Submitted _____ As Amended _____

END OF FILE