

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

July 15, 2025

**CALL TO ORDER**

The following are the Minutes of the Meeting of the Board of Directors of the **Lakewood Shores Homeowners Association** held *in person at the association tennis courts* on July 15, 2025. President Jeremy Ancalade noted that a **Quorum** was present and called the meeting to order at 6:37 p.m.

**BOARD MEMBERS PRESENT**

Jeremy Ancalade, President; Jim Garibaldi, Vice-President; Freddy Espinoza, Treasurer; Douglas Armstrong, Secretary; Marylou Garibaldi, Member at Large; Annalisa Brizuela, Member at Large and Gena Breeyear.

**BOARD MEMBERS ABSENT**

None

**MANAGEMENT**

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

**OTHERS PRESENT** (excluding homeowners)

None

**VENDOR PRESENTATION**

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 legal issues, delinquencies, and violations.

**CONSENT AGENDA**

Ancalade moved to approve the following:

- the Minutes of the Regular Session held May 8, 2025
- the May 2025 Financial Report (subject to audit)
- all submitted Board Committee Reports

Marylou Garibaldi seconded the motion passed unanimously.

**HOMEOWNER FORUM**

Unit # 95 – Adama Dyoniziak sent a letter to management to read during the homeowner forum of the general session meeting. The letter expressed concerns regarding dog bites, bulletin board communication, cleaning of the streams, tree trimming and removals.

## **COLLECTIONS / LIENS**

### **Fee Waivers:**

Acc# 6393322848 - \$43.00 Fee waived

Acc# 6392313810 - \$43.00 Denied

Acc# 6393336809 - \$97.39 Fee waived

Ancalade motioned to approve the fee waivers with the condition that the requesting homeowner did not have a history of late fees being assessed to their account. Garibaldi seconded the motion. Motion passed unanimously.

## **MANAGEMENT UPDATE**

- Action Items: The most recent report was briefly reviewed.
- Quikcel Slurry Seal Project map reviewed.
- Lakes/Streams: Management noted that all work has been completed. Management to obtain proposals for lake/stream management.
- Homeowner Correspondence: Units 57 and 200 are requesting that the trees located in front of their units be trimmed significantly.

## **OLD BUSINESS**

**Overnight Security Patrol Survey Results** - Reviewed.

### **Maintenance Matrix**

The Board reviewed the revised maintenance matrix. Garibaldi made a motion to approve the matrix and send it out to the ownership. Ancalade seconded. Motion passed unanimously.

### **Alcaraz Custom Pools**

Proposal # 2025/1001 to replace the variable speed pump for the spa with a 1-year warranty in the amount of \$2,360.00 was reviewed and ratified. Ancalade motioned to ratify. Armstrong seconded. Motion passed unanimously.

### **Lake and Stream Proposals**

Solitude Lake Management proposals (listed below) were presented to the board for review and ratification. Ancalade motioned to ratify. Espinoza seconded. Motion passed unanimously.

# 00012515 \$1,384.14

# 00012518 \$1,552.84

# 00012808 \$5,878.98

# 00012809 \$5,877.82

## **NEW BUSINESS**

### **Reserve Cash Management Investment Opportunity**

Reviewed briefly. Tabled until August meeting.

### **Concrete Repairs and Trip Hazards**

Management presented 2 proposals for trip hazards and concrete repairs to the board for review. The board has requested a 3<sup>rd</sup> proposal. Tabled until 3<sup>rd</sup> proposal is received.

### 3 Year Tree Trimming Plans

Management has presented 2 3-year tree trimming plans to the board for review. The board has been informed that management is still waiting on the 3-year plan from Harvest Landscape. Tree trimming plans tabled until August 2025 meeting.

### Tree Removal Recommendations/Proposals

Tabled.

**Landscaping:** Action on the following bids from Harvest Landscape Enterprises (scope of work – total cost) was taken:

- Ancalade moved to approve #141164 to remove the jacaranda tree at rear patio of 208 \$ 2715.00. Seconded by Armstrong. Motion passed unanimously.
- M. Garibaldi moved to approve #141162 remove jacaranda tree in front of 177 and 188. \$1554.00. Seconded by J. Garibaldi. Motion passed unanimously.
- M. Garibaldi motioned to approve #145288 remove jacaranda tree in planter by parking space 195 \$798.00. Seconded by Espinoza. Motion passes 3-1-1.
- Ancalade moved to approve #144084 to remove the stump and roots in planter of unit 17. Seconded by Breeyear. Motion passed 3-4.
- Ancalade moved to approve #139778 to remove and replace the concrete patio slab at unit 208 due to damages caused by tree roots. Espinoza seconded. Motion passed unanimously.
- Ancalade moved to approve #145289 to remove and replace the concrete patio slab at unit 47 due to damage caused by tree roots. Espinoza seconded. Motion passed unanimously.
- 

### NEXT MEETING(s)

- **Regular Board Meeting:** Thursday, August 14, 2025 at 6:30 p.m.

### ADJOURNMENT

The Board Meeting adjourned at 8:10 p.m.

Prepared by: Wendy Mullens – Community Manager

Approved by:

\_\_\_\_\_  
Douglas Armstrong, Secretary                      Date  
**Lakewood Shores Homeowners Association**

As Submitted \_\_\_\_\_ As Amended \_\_\_\_\_