

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

July 21, 2022

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 July 21, 2022. President Jeremy Ancalade noted that a **Quorum** was present and called the meeting to order at 6:33 p.m.

BOARD MEMBERS PRESENT

Jeremy Ancalade, President; Jim Garibaldi, Vice President; Douglas Armstrong, Secretary (arrived at 6:39 p.m.); Nichole Crockrom, Treasurer; Georgina Breyer, Member at Large; Adama Dyoniziak, Member at Large; Kendall Inbody, Member at Large

BOARD MEMBERS ABSENT

None

MINUTES

The draft of the Minutes of the Regular Session held May 12, 2022, was approved 6-0 (Armstrong absent) as submitted.

MANAGEMENT

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

OTHERS PRESENT - None

VENDOR PRESENTATION - None

ANNOUNCEMENTS - None

TREASURER'S REPORT

Crockrom reported the following financial information for June 2022:

- Operating Account Balance \$ 73,651.55
- Total Reserves Account Balance \$1,322,811.30
- Income Year-to-Date \$ 94,166.88
- Expenses Year-to-Date \$ 85,527.41
- YTD Income over Expenses \$ 8,639.47

The June 2022 Financial Report was approved 6-0 (Armstrong absent), subject to audit.

TREASURER'S REPORT (Cont.)

Liens: In accordance with California Civil Code §5650-5740, a motion was made by Breyer, seconded by Crockrom, and unanimously approved recording a lien on property identified as **Acct. #6392893869**, in accordance with the Association's adopted Delinquent Assessment Collection Policy and California Civil Code.

Ancalade moved to publish notice of trustee sale regarding **Acct. #6392759393**. Breyer seconded the motion, which passed 6-0 (Armstrong abstaining).

Financial Variance Report: None

HOMEOWNER COMMENTS

141 --

- Homeowner complained that minutes have not been made available to the Membership for the February, March, and April Board Meetings, suggesting the Board post Board Meeting minutes on the HOA website the day after they are approved. Management noted that all minutes are available via the TMT web portal.
- Homeowner made inquiries concerning how much Board members know about security post orders.

132 -- Homeowner complained that the HOA and/or TMT does not honor postmark dates vis-à-vis determining whether HOA payments are on time or late. The Board noted that Management will follow up with Homeowner concerning this matter.

97 -- Homeowner made inquiries concerning whether the HOA will effect trimming of overgrown flora along unit patios and decks. Management stated she will follow up with the HOA's landscape vendor. General discussion was held concerning how to obtain from the vendor trimming in the common area; Management noted that homeowners should contact Management for specifics.

69 -- Homeowner noted that homeowners can make service requests directly via the TMT web portal.

UNFINISHED BUSINESS

Community Restroom Renovation: General discussion was held concerning various bids for aspects of such. The matter was tabled, with Management to obtain additional information concerning the dry sauna.

South Pool/Spa Renovation: It was noted that the project is complete and the pools/spa are now open.

UNFINISHED BUSINESS (Cont.)

Lockset System: Garibaldi reported on his research into such; and volunteered to program fobs into the system should the HOA install such, with Breyer involved to act as a back-up for such. Garibaldi moved to approve a bid from Kastle Systems to install the system at six gates at a total cost of \$5,881 for the system plus \$4/fob plus \$120/month maintenance. Crockrom seconded the motion, which passed 4-1 (Ancalade dissenting, Breyer and Armstrong abstaining). Management advised that the Board create a written policy concerning fob programming.

NEW BUSINESS

FY2023 Reconvened Annual Meeting: Ancalade reviewed the status of such.

FY2023 Appointment of Board Officers: General discussion was held, after which the matter was tabled.

FY2023 Board Committees/Assignment/Non-Board member Involvement: Tabled

ARC Request Appeals—Acct. #6393199267:

- The Board reviewed Homeowner's appeal of the Architectural Committee's denial of request to place an AC unit in the common area. Garibaldi moved to deny the appeal. Dyoniziak seconded the motion, which passed unanimously.
- The Board reviewed Homeowner's appeal of the Architectural Committee's denial of request to install a gate. Dyoniziak moved to deny the appeal. Breyer seconded the motion, which passed 4-1 (Ancalade dissenting, Crockrom and Inbody abstaining).

Security Service: General discussion was held concerning updating the post orders with Patrol One, with Ancalade briefly presenting recommendations. Garibaldi moved to alter the post orders as follows: a) replace the walk-through with a drive-through, b) eliminate the 72-hour parking limit stipulation. Crockrom seconded the motion, which passed unanimously.

Landscape: The Board reviewed bids for various work.

- Dyoniziak moved to approve a bid from Harvest Landscape for Phase 2 of flora installation at a total cost of \$3,008.12. Garibaldi seconded the motion, which passed unanimously.
- Garibaldi moved to approve a bid from Harvest Landscape for a tree removal a total cost of \$2,080. Inbody seconded the motion, which passed 6-0 (Dyoniziak abstaining).
- Garibaldi moved to approve a bid from Harvest Landscape for plant material removal and replacement at a total cost of \$278. Crockrom seconded the motion, which passed unanimously.

COMMITTEE REPORTS

Community Engagement:

- Crockrom briefly reviewed the upcoming monthly “meet-and-greet” event on Friday at 7 p.m.
- Crockrom briefly reviewed an upcoming pool-reopening event on August 14, 2022.
- Crockrom encourage homeowners to vote in the Annual Election. General discussion was held concerning proxy ballots.
- Brief discussion was held concerning block captains.

Architecture: None

Community Safety:

- Breeyer reported on a recent sitewalk, noting some unfinished items the Committee will discuss with the HOA electrical vendor.
- Installation of new pagoda lights is on hold.

Communications: Inbody briefly noted the most recent and forthcoming HOA newsletters.

Rules: None

Groundskeeping:

- Dyoniziak noted the need to schedule a sitewalk with Harvest Landscape concerning Phases 3 and 4.
- Garibaldi briefly discussed putting together a five-year plan regarding removal of trees that are damaging patios.

MANAGEMENT REPORT

- The Action List was submitted for review.
- The Work Order Log was submitted for review.
- Management noted that bids for repair of fence damage from a vehicle impact are forthcoming. General discussion was held concerning potential signage vis-à-vis truck ingress.
- Management noted that Pro Tec is increasing their rates, effectively immediately.

CORRESPONDENCE

Unit 142: The Board discussed Homeowner’s oral request to be reimbursed \$50 for repair of a leaky spigot. The matter was tabled for further research.

NEXT MEETING(s)

- **Annual Board Meeting:** Thursday, August 11, 2022 @ 6 p.m.
- **Regular Board Meeting:** Thursday, August 11, 2022 @ 6:30 p.m.

ADJOURNMENT

The Board Meeting adjourned at 8:44 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 _____

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