

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

August 10, 2023

**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 August 10, 2023. President Jeremy Ancalade noted that a **Quorum** was present and called the meeting to order at 6:31 p.m.

**BOARD MEMBERS PRESENT**

Jeremy Ancalade, President; Jim Garibaldi, Vice President; Douglas Armstrong, Secretary; Freddy Espinoza, Treasurer; Georgina Breyer, Member at Large; John Turmes, Member at Large.

**BOARD MEMBERS ABSENT**

Adama Dyoniziak, Member at Large.

**MINUTES**

The draft of the Minutes of the Regular Session held July 13, 2023, was unanimously approved as submitted.

**MANAGEMENT**

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

**OTHERS PRESENT** (excluding homeowners)

None

**VENDOR PRESENTATION**

None

**ANNOUNCEMENTS**

None

**HOMEOWNER FORUM**

**69** -- Homeowner made inquiries regarding free wi-fi service (e.g., in the pool area) that the Membership is supposed to be receiving as part of the HOA's contract with vendor. Homeowner noted that she has made repeated inquiries regarding such without receiving an update. Management noted she is continuing to pursue this matter. The Board instructed Management to agendaize this matter for future Board Meetings until the matter is resolved.

**HOMEOWNER FORUM (Cont.)**

**232** -- Homeowner noted he is still awaiting two additional fobs for which he has already received approval for such. Homeowner noted that the Board and Management have failed to reply to repeated inquiries he has made regarding the logistics of the fob distribution process. Homeowner expressed his doubts concerning the Board’s decision-making process concerning such.

**132** -- Homeowner made inquiries on behalf of **122** concerning whether the HOA’s landscaping vendor can access an area behind the latter’s home.

**15** -- Homeowner noted frog infestation at the rear of her property and inquired as to whether catching and releasing frogs is allowable. The Board instructed Management to research the matter.

**HOUSEKEEPING**

**Treasurer’s Report**

Espinoza reported the following financial information for June 2023:

- Operating Cash \$ 118,436.83
- Net Cash Available \$ 102,657.30
- Total Reserves Account Balance \$1,490,191.17

Espinoza noted that HOA Landscaping is over-budget.

The June 2023 Financial Report was unanimously approved, subject to audit.

**Liens:** None

**Foreclosures:** Ancalade moved to initiate non-judicial foreclose proceedings against **Acct. #6392898369**. Armstrong seconded the motion, which passed unanimously.

**Write-offs:** None

**Collections:** None

**Financial Variance Report:** None

**Management Update**

- *Bylaws/CC&Rs Update:* General discussion was held concerning such.
- *Homeowner Correspondence:* No action.

**OLD BUSINESS**

**Pumps:** Turmes moved to approve a bid from Solitude Lake Management to replace two pump motors (#3 and #8) at a total cost of \$10,511.57. Espinoza seconded the motion, which passed unanimously.

**FYE2023 Audit:** Ancalade moved to approve a bid from Owens, Moskowitz & Associates to effect such at a total cost of \$2,000. Turmes seconded the motion, which passed unanimously.

**Landscape:** After general discussion of multiple bids from Harvest Landscape, the following bids were unanimously approved:

- #104981 and #104962 to install new flora at combined total cost of \$4,458.88 (Breyer moved, Armstrong seconded).
- #109777 to install new flora at a total cost of \$949.40 (Ancalade moved, Turmes seconded).
- #111853 to remove a dead tree at a total cost of \$397 (Turmes moved, Armstrong seconded).
- #112791 to clear weeds and raise tree lines at the west fence at a total cost \$694 (Breyer moved, Turmes seconded).

Additionally,

- Espinoza moved to approve #111867 to remove three trees at a total cost of \$5,050. Armstrong seconded the motion, which failed 3-3 (Breyer, Turmes, and Ancalade dissenting). Ancalade moved to remove two of the trees (i.e., excluding the living pine) at a total cost not to exceed \$2,350. Turmes seconded the motion, which passed unanimously.
- Regarding #111007 to manually remove a stump, the Board instructed Management to follow with vendor concerning why said stump was removed as part of the original tree removal and whether cost for removing the stump should be borne by vendor.
- Regarding #111413 to manually remove a stump, the Board instructed Management to research HOA liability vis-à-vis the location of such.

**Community Poolhouse Renovations:** General discussion was held concerning whether to move forward on said project. The Board unanimously concurred that at present the HOA has more pressing financial/project priorities.

**Fob Pilot Program:** General discussion was held concerning the functioning of the fob system and about effecting a Membership survey about homeowners' experience with such.

**NEW BUSINESS**

**Boardmember Fob Override Key Access:** General discussion was held concerning the logistics of such. General discussion was held concerning pertinent history.

**Block Captains:** Tabled

