

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

August 11, 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 August 11, 2022. President Jeremy Ancalade noted that a **Quorum** was present and called the meeting to order at 6:06 p.m.

BOARD MEMBERS PRESENT

Jeremy Ancalade, President; Jim Garibaldi, Vice President; Douglas Armstrong, Secretary; Nichole Crockrom, Treasurer; Georgina Breyer, Member at Large (arrived at 6:28 p.m.)

BOARD MEMBERS ABSENT

Adama Dyoniziak, Member at Large; Kendall Inbody, Member at Large.

APPROVAL OF MINUTES

The draft of the Minutes of the Regular Session held July 21, 2022, was approved as 4-0 (Breyer absent) as submitted.

MANAGEMENT

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

OTHERS PRESENT (excluding homeowners)

None

VENDOR PRESENTATION - None

ANNOUNCEMENTS - None

Treasurer's Report

Crockrom reported the following financial information for July 2022:

- Operating Account Balance \$ 98,144.66
- Total Reserves Account Balance \$1,347,402.07
- Income Year-to-Date \$ 188,963.59
- Expenses Year-to-Date \$ 173,854.94
- YTD Income over Expenses \$ 15,108.65

The July 2022 Financial Report was approved 4-0 (Breyer absent), subject to audit.

Liens: None

Financial Variance Report: None

Management Update

- *ProTec Increase*: The Board reviewed plan options related to a rate increase by ProTec Building Services. Ancalade moved to approve Option #1 (i.e., 60 hours per month at a rate of \$65/hr.). Crockrom seconded the motion, which passed 4-0 (Breyer absent).
- *Roofing*: The Board reviewed a bid from Lang Roofing to provide roofing maintenance at a total cost of \$27,681 per year. Garibaldi seconded the motion, which passed 3-0 (Armstrong abstaining, Breyer absent).
- *Common-Area Maintenance*:
- *Paint Perimeter Parking Space Numbers*: The Board reviewed a bid from ProTec Building Services to effect said work at a total cost of \$4,100. The matter was tabled, with Management to obtain two additional bids.

Homeowner Forum

See Attachment A for comments submitted by homeowners in advance.

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- Homeowner expressed concerns related to the unresolved Annual Election and Board/Management communication to Membership concerning such.
- Homeowner opined that the Board's choice not to reply to homeowners concerns during Homeowner Forum is not "best practices."
- Homeowner expressed concern with rules and enforcement related to common area.
- Homeowner stressed the need for a Parking Committee.

4 -- Homeowner expressed concerns related to maintenance of common area, noting water waste and wild animal control.

COMMUNITY ENGAGEMENT

- Old Business
 - *Social Events*: Brief discussion was held concerning recent and upcoming events.
- New Business -- None
- Updates -- None

ARCHITECTURE

- Old Business
 - *Community Poolhouse Renovations*: Tabled to the September Board Meeting.
 - *Perimeter Gate Fob Access*: The Board noted that the project is in progress. Management noted the need for the Board to draft a policy.
- New Business
 - *Sauna Renovation Concept*: The Board briefly noted a homeowner submission of such.
 - *Pneumatic Closures for Tennis Court Doors*: Crockrom moved to approve a bid from ProTec Building Services to install such on both door at a total cost of \$450. Garibaldi seconded the motion, which passed unanimously.
- Updates – None

SAFETY

- Old Business
 - *Pagoda Lights*: Tabled to the September Board Meeting.
- New Business -- None
- Neighborhood Watch -- None

LANDSCAPING

- Old Business -- None
- New Business -- None
- Updates
 - Brief discussion was held concerning Community watering.

COMMUNICATIONS

- Old Business -- None
- New Business -- None
- Updates -- Ancalade briefly noted the forthcoming newsletter and

RULES

- Old Business
 - *Patrol One Post Orders*: Management confirmed that the new post orders have been implemented.
- New Business -- None
- Updates -- None

NEXT MEETING(s)

- **Annual Board Meeting**: September 8, 2022 @ 6 p.m.
- **Regular Board Meeting**: September 8, 2022 @ 6:30 p.m.

ADJOURNMENT

The Board Meeting adjourned at 6:54 p.m. to convene the Executive Session to review delinquencies and hold homeowner hearings.

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

Approved by: _____

Douglas Armstrong, Secretary Date
Lakewood Shores Homeowners Association

As Submitted _____ As Amended _____

Homeowner Forum

Attachment A - comments submitted by homeowners in advance.

- The gate FOB is the best idea. Also please consider having the two gate keys be turned into fobs for the left and right car gates. Right now it's very slow and creates a sometimes dangerous build-up into Centralia. I think a FOB would make this faster and safer.
 - Response: The Board will consider the change to the entrance gate keys.
- A year and a half ago the Board considered spending as much as \$15,000 to remove trees and add two parking spaces. Open Parking was a concern then, and still is. Please tell me why the Board has not established a Parking Committee to facilitate the work of Patrol One.
 - Response: Utilizing that space is on hold until the Board hears more from the City of Lakewood on the composting requirements. We may need that space for that purpose. In the July meeting the Board decided to table any changes to committees or officers until new officers are elected.
- Is Josie no longer our Community Support Specialist? If not, who is, and would you please update the website. Thanks.
 - Response: Josie is no longer the community support specialist for Lakewood Shores. Denise has taken on this role. Management will follow up with contact information.
- Hi, how can I request a demand to pay and satisfy delinquent dues? There are several liens against a property.
 - Response: Management will follow up.
- Not allowing an exchange between the Board and Association members (listening but not responding) during the 'Member Comment' portion of a meeting is not considered a Best Practice according to the literature I've read. I'm sure you know there are better and more respectful ways to handle this.
 - Response: This is addressed directly in the August 2022 Shoreline newsletter.
- I am new to Lakewood Shores and I would like to enroll in your email newsletter, please.
 - Response: Management will follow up.
- We got parking violation notice. We own that space and never had notice before. Do I need a permit for my own parking? Can you please let me if there is any procedure to acquire permit?
 - Response: Management will follow up.

Homeowner Forum (Cont.)

- The carpet along the northside wall of my unit is wet. Maybe the pond is leaking? Please advise. Thank you.
 - Response: Management has followed up and is addressing the concern with the homeowner.
- There are two vehicles on the east side that have been covered and stored for at least six to eight months. Why haven't they been cited and towed?
 - Response: Management will follow up with PatrolOne and address this matter as appropriate.
- Why does only one Board member have an email address on the community website? Aren't the other members willing to speak to members of the community or take their questions?
 - Response: Publishing contact information is completely voluntary for all directors. Directors may disclose information their personal information if they choose.
- Please let us know who's in charge of Parking and if you plan to establish a Parking Committee.
 - Response: Management manages all vendor relationships, including our relationship with PatrolOne, our parking enforcement vendor. From the committee standpoint, all association rules are currently addressed by the rules committee. In the July meeting the Board decided to table any changes to committees or officers until new officers are elected.
- I would like to inquire about and request that the community dry saunas at Lakewood Shores be repaired.
 - Response: The Board is actively reviewing proposals to repair the dry saunas and renovate the pool rooms.
- Hello, I was informed that when the South pool was completed we would finally get our water sprinkler that comes out of the water at the end of the southern part near the water fall. Please let me know when this will happen.
 - Response: Management will follow up.
- What is your protocol here when resident(s) having dog(s) barking frequently throughout the day for several days, felt like might be unsupervised? Do you have staff who actually go around to check who might be the owner(s)? Also, what do you do residents who are loud/noisy passed midnight?
 - Response: Lakewood Shores has offsite management with no onsite staff. Homeowners need to address their concerns about their neighbors directly with their neighbors.

END OF FILE.