

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

September 18, 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 September 18, 2025. President Jeremy Ancalade noted that a **Quorum** was present and called the meeting to order at 7:01 p.m.

**BOARD MEMBERS PRESENT**

Jeremy Ancalade, President; Jim Garibaldi, Vice-President; Douglas Armstrong, Secretary; Marylou Garibaldi, Member at Large; Annalisa Brizuela, Member at Large; Gina Breeyear, Member at Large.

**BOARD MEMBERS ABSENT**

Freddy Espinoza, Treasurer

**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 delinquencies and violations.

**CONSENT AGENDA**

Ancalade moved to approve the following:

- the Minutes of the Regular and Organizational Sessions held August 14, 2025;
- the July 2025 Financial Report (subject to audit);
- all submitted Board Committee Reports.

Breeyear seconded the motion passed unanimously.

**DRAFT**

## HOMEOWNER FORUM

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- Homeowner noted issues related to a recent spate of auto break-ins and requested that the HOA contract for security at the entry gate.
- Homeowner noted a pipe leak that has been ongoing for at least three months; Management noted she has instructed the landscape vendor to shut off the pipe.
- Homeowner made inquiries concerning whether the HOA is planning to replace trees slated for removal. The Board instructed Management to investigate an apparent removal proximate to **194**.

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- Homeowner made inquiries concerning repainting of tennis court.
- Homeowner requested that the pedestrian gates be made to close more slowly; Management noted that she will have Pro Tech attend to such.

## COLLECTIONS / LIENS

**Liens:** In accordance with California Civil Code §5650-5740, a motion was made by Ancalade, seconded by Armstrong, and unanimously approved recording a lien on property identified as **Acct. #6392767265** (outstanding balance: \$2,650.01), in accordance with the Association's adopted Delinquent Assessment Collection Policy and California Civil Code.

**Foreclosures:** None

**Write-offs:** None

**Advanced Collections:** None

## MANAGEMENT UPDATE

- *Action Items:* The most recent report was briefly reviewed.
- *Homeowner Correspondence:*
  - *Pool Party:* Management noted complaints about a recent such, noting that no such parties are allowed. Brief discussion was held concerning possible signage noting such.
- *Units 115:* Management reviewed homeowner's request for removal of a proximate tree that was allegedly planted illegal by a former tenant of Unit 116.

## OLD BUSINESS

**Concrete Repair:** Ancalade moved to approve a bid from Concrete Hazard Solutions to redress various trip hazards at a total cost of \$14,672, provided that price includes the hauling away of all pertinent detritus. J. Garibaldi seconded the motion, which passed unanimously.

**OLD BUSINESS (Cont.)**

**Tree-Trimming:** The Board reviewed three bids from vendors to implement three-year tree-trimming plans. Breeyear moved to approve such bid from Great Scott Tree Care at a total cost of \$90,928.75. Armstrong seconded the motion which passed unanimously.

**TMT's Reserve Cash Management Program:** Tabled

**NEW BUSINESS**

**Committee Charters:** Ancalade submitted committee charters for the following committees: Architecture, Governance, Infrastructure, Communications, Landscaping and Waterways; and noted that Architecture is the only one mandated by the HOA's governing documents; is the only one that can make decisions without Board approval; and is the only one not open to non-Board members. Ancalade moved to establish the following committees based on the charters as presented; and to appoint to the committees as follows:

- *Communications:* M. Garibaldi, Brizuela
- *Architecture:* Armstrong, Espinoza, M. Garibaldi
- *Governance:* Ancalade, Armstrong
- *Landscaping/Waterways:* J. Garibaldi, Breeyear, Brizuela
- *Infrastructure:* M. Garibaldi, Ancalade

Breeyear seconded the motion, which passed unanimously.

**Tennis Court Lights:** Ancalade moved to approve a bid from Shock-A-Doo to replace lights on both tennis courts (Option #3) at a total cost of \$10,800. Brizuela seconded the motion, which passed 5-1 (Breeyear dissenting).

**Lakes/Streams:** The Board reviewed bids to maintain such; and reviewed a bid from Solitude Lakes & Streams Management for refurbishment of a pump. General discussion was held concerning the HOA's current vendor for such. The matter was tabled, with the Board instructing Management to consult with alternate vendors regarding general maintenance, and with Solitude concerning the above-referenced bid.

**MANAGEMENT REPORTS**

**Action Item List:** Submitted for Board review.

**Harvest Landscape Report:** Submitted for Board review.

**Solitude Lake Management Report:** Submitted for Board review.

**Patrol One Inspections and Communication Summary:** Submitted for Board review.

- The Board instructed Management to send the Membership an e-blast reminder concerning the prohibition against parking in red zones / fire lanes, noting that Patrol One is authorized to tow any vehicles in violation of such.

**Work Order Summary** Submitted for Board review.

