

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

November 13, 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 November 13, 2025. Vice President Jim Garibaldi noted that a **Quorum** was present and called the meeting to order at 7:04 p.m.

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT

Jeremy Ancalade, President

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 violation.

CONSENT AGENDA

Espinoza moved to approve the following:

- the Minutes of the Regular Session held October 9, 2025, (as emended)
- the September 2025 Financial Report (subject to audit)
- all submitted Board Committee Reports

J. Garibaldi seconded the motion, which passed 5-0 (Breeyear abstaining).

COMMITTEE REPORTS

Lakes & Streams: Garibaldi presented on a Committee fact-finding trip to another community regarding maintenance and water clarity. The Board instructed Management to set up a meeting with pertinent vendor.

HOMEOWNER FORUM

95 -- Homeowner requested permission to post info about (and to collect toys, blankets, etc.) for a nonprofit helping victims of the Eaton fire; by unanimous consent the Board granted permission.

COLLECTIONS / LIENS

Liens: In accordance with California Civil Code §5650-5740, a motion was made by Espinoza, seconded by Breeyear, and unanimously approved recording a lien on property identified as **Acct. #6392868760**, in accordance with the Association's adopted Delinquent Assessment Collection Policy and California Civil Code.

Foreclosures: Espinoza moved to send Notice of Intent to Foreclose to **Acct. #6392767265**. Armstrong seconded the motion, which passed unanimously.

- **Write-offs:** None
- **Advanced Collections:** None

MANAGEMENT UPDATE

- *Action Items:* The most recent report was briefly reviewed.
- *Homeowner Correspondence:*
 - *Unit 57:* The Board reviewed a request from Homeowner for additional lighting proximate to said unit. The matter was tabled for further research.
 - *Unit 158:* The Board reviewed a request from Homeowner for the gate proximate to said unit be altered to prevent slamming. The Board instructed Management to have Pro Tech provide an assessment.

OLD BUSINESS

Pump Repair: Breeyear moved to ratify an approved a bid from Solitude Lake Management to repair Pump #6 at a total cost of \$13,655. Brizuela seconded the motion, which passed unanimously.

Irrigation Valve Repair: J. Garibaldi moved to ratify approval of a bid from Harvest Landscape (#151879) to effect such proximate to Unit 198 at a total cost of \$705.65. Armstrong seconded the motion, which passed unanimously.

Landscaping: Breeyear moved to ratify approval of a bid from Harvest Landscape (#151872) for flora installation proximate Unit 113 at a total cost of \$767.04. Espinoza seconded the motion, which passed unanimously.

OLD BUSINESS (Cont.)

Skylight Repair—Unit 40: Espinoza moved to ratify approval of a bid from Lang Roofing to effect such at a total cost of \$862. Armstrong seconded the motion, which passed unanimously.

NEW BUSINESS

Landscaping:

- J. Garibaldi moved to approve a bid from Harvest Landscape (#150900) for removal of a tree in front of Unit 21 at a total cost of \$150. Espinoza seconded the motion, which passed unanimously.
- The Board reviewed a bid for various flora installations to conceal AC unit, after which the matter was tabled to the December Board Meeting.

Proposed Rule Change—Installation of Cameras: The Board reviewed a draft of such, after which the matter was tabled.

HOA Attorney Retainer: J. Garibaldi moved to approve a bid from Iger Wankel & Bonkowski to continue such for the next year at hourly billable rate of \$365 per hour. Espinoza seconded the motion, which passed unanimously.

Janitorial Service: Armstrong moved to approve a bid from CAM Property Services to continue as the HOA’s vendor for such at a total cost of \$1,590 per month. J. Garibaldi seconded the motion, which passed 5-0 (Breeyear dissenting).

ANNOUNCEMENTS

None

NEXT MEETING(s)

- **Regular Board Meeting:** Thursday, December 11, 2025 at 6:30 p.m.

ADJOURNMENT

The Board Meeting adjourned at 8:08 p.m.

Prepared by: Gregory 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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