

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

December 8, 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 December 8, 2022. President Jeremy Ancalade noted that a **Quorum** was present and called the meeting to order at 6:32 p.m.

BOARD MEMBERS PRESENT

Jeremy Ancalade, President (exited at 7:00 p.m.); Jim Garibaldi, Vice President; Nichole Crockrom, Treasurer; Douglas Armstrong, Secretary; Georgina Breyer, Member at Large; Adama Dyoniziak, Member at Large

BOARD MEMBERS ABSENT

None

MINUTES

The draft of the Minutes of the Regular Session held November 10, 2022, was 6-0 (Schendel not yet appointed) with the following emendations:

- Under **LANDSCAPING > Old Business > Tree Removals**: “The Board ~~removed~~ **reviewed** a bid for such.”
- Under **LANDSCAPING > Update**: “~~Crockrom~~ **Dyoniziak** reported on [...]”
- Under **SAFETY > Old Business > Perimeter Gate Fob Access**: “~~Armstrong~~ **Garibaldi** briefly noted [...]”

MANAGEMENT

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

OTHERS PRESENT (excluding homeowners)

None

VENDOR PRESENTATION

None

ANNOUNCEMENTS

None

HOUSEKEEPING

Treasurer's Report

Crockrom reported the following financial information for October 2022:

- Operating Account Balance \$ 94,058.41
- Total Reserves Account Balance \$1,422,330.52
- Income Year-to-Date \$ 478,560.32
- Expenses Year-to-Date \$ 478,569.57
- YTD Income over Expenses \$ **-(9.25)**

The October 2022 Financial Report was approved 6-0 (Schendel not yet appointed), subject to audit.

Liens:

- In accordance with California Civil Code §5650-5740, a motion was made by Ancalade, seconded by Breyer, and approved 6-0 (Schendel not yet appointed) recording a lien on property identified as **Acct. #6393172453**, in accordance with the Association's adopted Delinquent Assessment Collection Policy and California Civil Code.
- In accordance with California Civil Code §5650-5740, a motion was made by Ancalade, seconded by Crockrom, and approved 6-0 (Schendel not yet appointed) recording a lien on property identified as **Acct. #63932767409**, in accordance with the Association's adopted Delinquent Assessment Collection Policy and California Civil Code.

Write-offs: Ancalade moved to write off the bad debt associated with **Acct. #6392313831** (approximately \$300). Dyoniziak seconded the motion, which passed 6-0 (Schendel not yet appointed).

Financial Variance Report: None

Management Update

- *Annual Election:* Management reported on outreach efforts to obtain quorum, noting that to date 62 ballots and 13 proxies have been received. Boardmembers cumulatively noted they have a few more proxies, which they will submit to Management shortly.
- *Board Vacancy:* General discussion was held concerning the possibility of appointing someone to fill the vacancy. Breyer moved to appoint **Elizabeth Schendel** to such. Dyoniziak seconded the motion, which passed unanimously.
- *Board Committee Assignments:* Crockrom moved to approve such as follows:
 - **Architecture/Rules:** Armstrong, Garibaldi, Crockrom
 - **Community/Communications:** Ancalade
 - **Security/Maintenance:** Breyer, Crockrom
 - **Landscaping/Waterways:** Dyoniziak, Breyer, Garibaldi

Garibaldi seconded the motion, which passed 6-0 (Schendel abstaining).

Homeowner Forum

89 -- Homeowner made inquiries concerning the status of an updated ARC request for window replacement. Management requested that Homeowner submit pertinent documentation to Armstrong for review.

ARCHITECTURE

- Old Business
 - *Community Poolhouse Renovations*: Management provided an update on details related to renovation of the north sauna, requesting guidance on floor plan options (which she will forward to the Committee); and noting that the current proposed vendor will not be able to undertake the project for approximately 42 weeks.
 - *Grandfathered HVAC Units*: Management generally reported on placing violations on pertinent units.
- New Business -- Brief discussion was held concerning an approved ARC request.
- Updates -- None

SAFETY

- Old Business
 - *Pagoda Lights*: The Board provided Management with instructions have vendor redress non-functioning lights.
 - *Perimeter Gate Fob Access*: No action
 - *Electrical Service*: Breyer reported on bids received for such.
- New Business -- None
- Updates -- None
- Neighborhood Watch -- None

RULES

- Old Business
 - *Fob Policy*: General discussion was held, including about pertinent vendor policies and updating resident information.
- New Business -- None
- Updates --
 - General discussion was held concerning violations and hearings.
 - General discussion was held concerning the possibility of updating the CC&Rs. The Board directed Management to obtain a bid from HOA attorney for such.

LANDSCAPING

- Old Business
 - *Tree Removals*: Covered below:
- New Business
 - *Landscaping Bids*: The Board reviewed such.

LANDSCAPING (Cont.)

Dyoniziak moved to approve bid #100416 from Harvest Landscape for Phase 4 plantings at a total cost of \$2,974.54. Garibaldi seconded the motion, which passed 4-0 (Schendel and Armstrong abstaining, Ancalade absent).

- General discussion was held concerning bid #100540 from Harvest Landscape to prune xylosma trees behind Units 1 through 8 at a total cost of \$1,340. The matter was tabled, with Dyoniziak to follow up with vendor with Board concerns.
- Garibaldi moved to approve bid #99874 from Harvest Landscape for removal of 12 trees (and grinding subsequent stumps) at a total cost of \$24,400. Crockrom seconded the motion, which passed 4-1 (Dyoniziak dissenting, Schendel abstaining, Ancalade absent). The Board instructed Management to obtain from vendor bid for replacements.

- Updates -- None

COMMUNICATIONS

- Old Business -- None
- New Business -- None
- Updates -- None

COMMUNITY ENGAGEMENT

- Old Business -- None
- New Business -- None
- Block Captain Updates -- None
- Updates -- None

NEXT MEETING(s)

- **Reconvened Annual Board Meeting:** January 12, 2023 @ approximately 7 p.m.
- **Regular Board Meeting:** January 12, 2023.

ADJOURNMENT

The Board Meeting adjourned at 8:22 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 _____

End of File.