

LAKESHORE COMMUNITY ASSOCIATION

www.lakeshorecommunityhoa.com

BOARD OF DIRECTORS MEETING

July 24, 2024 at 5:30pm

City of Westlake Village City Hall-Fireside Room

EXECUTIVE MEETING NOTICE AND AGENDA

The Board of Directors has called an Executive Meeting prior to this meeting to discuss legal matters and contracts. This meeting is closed to the membership per Civil Code §4935(a).

AGENDA

CALL TO ORDER AND ESTABLISH QUORUM FOR BOARD MEETING

APPROVE MINUTES

- 1) June 26, 2024 General Board Meeting
- 2) June 26, 2024 Exec Session for Hearings, Legal and Contracts Issues

FINANCIAL REPORT

- 1) June
- 2) Delinquency Report
- 3) Authorizations to Lien or Take Other Collection Actions

PRESIDENT'S REPORT

MEMBER COMMENTS - PLEASE LIMIT DISCUSSION TO TWO MINUTES TOTAL

*Meeting Rules-See page 2

MANAGEMENT STATUS REPORT & ACTION LIST

- Reports:
 - Rodent
 - Security
 - Tenant Listing
 - Escrow Report

COMMITTEE REPORTS

- 1) Architectural/Violations-Kitti McMeel
 - a. Waterside Lane/The Landing-Status update
 - b. Appoint committee members
 - c. Tesla Power Stations-Discussion
- 2) Landscape - Walls/Lights/Beaches/Paddle Tennis Court/Rodents – Patti Feddersen and Nancy Chambers
 - a. 4120 Beachmeadow-Walkway Lifting-Review Proposals
- 3) Trees
- 4) Pool-Jaye Oliver
- 5) Dock Committee-Lynda Brenner & Daniel Bland
 - a. Slip rental policy
- 6) WLMA –Lynda Brenner

OLD BUSINESS

- 1) Lakeshore Firewise Plan-Review/Discuss

NEW BUSINESS

- 1) Request for common area use
- 2) Management Contract-Review/Approve

CORRESPONDENCE –

The Emmons Company PO Box 5098 Thousand Oaks, CA 805-413-1170 www.emmonsco.net

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MEMBER COMMENTS - PLEASE LIMIT DISCUSSION TO THREE MINUTES TOTAL

ADJOURNMENT – Next Meeting: August 28, 2024 at City of Westlake Village City Hall-Fireside Room

MEETING RULES

***OPEN FORUM:** During open forum, each attendee may address the board for up to three minutes. A director or manager *may* briefly respond to statements made or questions posed. Speakers must observe rules of decorum and not engage in obscene gestures, shouting, profanity or other disruptive behavior. If a speaker is in the middle of a sentence when time is called, he/she may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others. All persons must follow the Meeting Rules as noted below.

MEETING RULES: No audio or video recording is allowed by attendees. As provided for in the "Open Meeting Act," association members have the right to speak at open meetings of the board. Civ. Code §1363.05(h). This is commonly referred to as the "Open Forum" portion of the meeting. **Members have a right to observe the conduct of the board's business, but they do not have a right to participate in the meetings.** This is the same rule followed by municipalities.