



Lynwood Village Enclave Property Owners Association, Inc.

ANNUAL MEETING OF THE MEMBERS

Wednesday, June 18, 2025, 6:30 p.m.

Virtually via Zoom

Please join my meeting from your computer, tablet or smartphone.

<https://us06web.zoom.us/j/89094464298?pwd=VKIililyUI07yOJifN9uTXT9pDBsF2x.1>

You can also dial in using your phone.

Access Code: 890 9446 4298

Passcode: 425356

United States: +1 (346) 248-7799

Minutes

CALL TO ORDER

Meeting was called to order at 6:30 pm

Determination of quorum (10% of 102=11) of the ownership of common elements pursuant to Bylaws, Article III, Section 3.4 – Quorum was not met.

Meeting was adjourned at 6:31pm, Reconvened at 6:36pm (Quorum 5% of 102=5.1) Quorum was met.

Present was:

Association Manager:

Lisa Lu – President

Ashley Blocker – Secretary

Dwayne Castillo – CAM

Paul Gipple - VP

Laura Graf – Sr CAM

- Proof of Notice received.

Introductions and opening remarks

- Board discussed assessments and agreed they will not be waiving any late fees moving forward.
- Board discussed the camera service to be installed by Surveillance Solutions, advised that as soon as system is up and running, the board wants them tested ASAP to be sure that license plates can be read by the system.
- Ryan with El Gringo Landscaping provided lawn care update and his recommendations regarding the irrigation system
- Lisa advised CAM to make sure welcome letters are added to TSQ

APPROVAL OF MINUTES

- The Board reviewed the July 17, 2024, Annual Meeting of the members meeting minutes prepared by management. Upon a motion made by Lisa Lu, seconded by Ashley Blocker, the board unanimously voted to approve the meeting minutes as presented

ELECTION OF DIRECTOR(S)

- Lisa Lu moved to appoint Paul Gipple as the Vice President.

NEW BUSINESS

- Discussed Trash Service for the community, board would like to schedule a bulk pick up for some time in September of 2025.
- Board discussed trash bin visibility violations and agreed to table this until next year and agreed to NOT send any letters for trash bins visible on the street violations.
- Fining policy to be later discussed, after all board members have had a chance to thoroughly review the policy.
- Board discussed the community's irrigation system and the terrible condition it is currently in. The topic of irrigation repair is considered being tabled for the remainder of 2025, but options brought up during the meeting are as follows:
 1. Consider a special assessment to cover the cost of completely overhauling the system.
 2. Consider passing the responsibility of having all homeowners responsible for maintaining their own lawn care (requires members vote and governing docs to be revised).
 3. Homeowners brought up not repairing the irrigation system at all dues to the cost.
- Discussed potentially changing association fee pay scheduled, considered moving from an annual billing basis to either a quarterly or semi-annual basis. Board unanimously decided to leave pay schedule as is.

HOMMEOWNER QUESTION & ANSWERS

- Ryan of El Gringo Landscaping (also homeowner) wanted to make board aware of potential cost increase in his service moving forward.

ANNUAL MEETING ADJOURNMENT

- Motion was made to adjourn the annual meeting of the members, it was seconded. The annual meeting of members was adjourned at 7:50pm

BOARD MEETING/EXECUTIVE SESSION

- Board discussed voting on the policy by email; additionally, requested that we ask the attorney to remove the common area verbiage from the policy as well.
- Board inquired about the collection policy/protocol, and the board advised they came to the office to sign in front of the Associa notary in November of 2023, board would like to know what happened to the document that was signed.
- Next board meeting scheduled for July 30th, 2025

BOARD MEETING ADJOURNMENT

- Motion was made to adjourn the board meeting, it was second. The board meeting was adjourned at 8:11pm