



# Weatherly Bay Homeowners Association

C/O Lordon Management Company

## **MANAGEMENT REPORT – REGULAR SESSION**

**Date: August 16, 2022**

**Time: After the Executive session at 5:30pm**

**Location: Board Room (Pool Area)**

**1. Call to Order 7:00pm**

**2. 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 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 listed at the bottom of this agenda.

**3. Map/YAAG 2022 FYI Only – (pg.74-75)**

**4. Treasure Reports**

- a. Treasurer's Report (pg.76-120)
- b. Budget needs approval (pg.121-126)

**5. New Business**

- a. Audit Representation letter need approval (pg.127-142)
- b. Architectural Application 4061 Aladdin (pg.143-144)
- c. Architectural Application 4026 Aladdin (pg.145-148)
- d. Garages 3985 Aladdin Drive Hoyt Proposal (pg.149-154)

**6. Unfinished Business**

- a. SB326 Proposals (pg.155-179)
- b. 4057 Aladdin pending approval SoCal Coatings (pg.180)
- c. Bait Boxes proposal (pg.181-182)
- d. Homeowner request (pg.183-184)

**7. Letter sent report, Call Log, Violations Log and Walkthroughs (FYI) (pg185-193.)**

**8. Adjournment**

**MEETING RULES:** No audio or video recording allowed by attendees. However, the secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting and/or fined.

Brittany Goytia  
Community Association Manager  
Weatherly Bay Homeowner Association

---

**Southern California's leading property management firm. Large enough to serve, small enough to care.**

Corporate Office  
1275 Center Court Dr.  
Covina, CA 91724  
(626) 967-7921

Orange County  
17852 E. 17<sup>th</sup> St., Ste. 212  
Tustin, CA 92780  
(714) 505-1444

Ventura County/Los Angeles County  
325 E. Hillcrest Dr., Ste. 125  
Thousand Oaks, CA 91360  
(818) 707-0200

Ventura County/Santa Barbara County  
300 E. Esplanade Dr., Ste. 500  
Oxnard, CA 93036  
(805) 751-4142



# Weatherly Bay Homeowners Association

---

C/O Lordon Management Company

## **MANAGEMENT REPORT – EXECUTIVE SESSION**

**Date: August 16, 2022**

**Time: 5:30pm**

**Location: Board Room (Pool Area)**

**The Board may discuss the following as a part of the meeting; review of employment matters (if any), collections and member disciplinary action, review of legal matters and formation of contracts.**

1. NOTE TO MEMBERS: This meeting is closed to the membership per Civil Code §4935
2. WCST-LING-Continuing appeal meeting with Pam Moore/*Board information included on appeal (pg.1-73)*
3. Adjournment into General Session

Brittany Goytia  
Community Association Manager  
Weatherly Bay Homeowners Association

---

**Southern California's leading property management firm. Large enough to serve, small enough to care.**

Corporate Office  
1275 Center Court Dr.  
Covina, CA 91724  
(626) 967-7921

Orange County  
17852 E. 17<sup>th</sup> St., Ste. 212  
Tustin, CA 92780  
(714) 505-1444

Ventura County/Los Angeles County  
325 E. Hillcrest Dr., Ste. 125  
Thousand Oaks, CA 91360  
(818) 707-0200

Ventura County/Santa Barbara County  
300 E. Esplanade Dr., Ste. 500  
Oxnard, CA 93036  
(805) 751-4142



# Weatherly Bay Homeowners Association

---

*C/O Lordon Management Company*

---

**Southern California's leading property management firm. Large enough to serve, small enough to care.**

Corporate Office  
1275 Center Court Dr.  
Covina, CA 91724  
(626) 967-7921

Orange County  
17852 E. 17<sup>th</sup> St., Ste. 212  
Tustin, CA 92780  
(714) 505-1444

Ventura County/Los Angeles County  
325 E. Hillcrest Dr., Ste. 125  
Thousand Oaks, CA 91360  
(818) 707-0200

Ventura County/Santa Barbara County  
300 E. Esplanade Dr., Ste. 500  
Oxnard, CA 93036  
(805) 751-4142