

Palomar Estates West Resident Association Board Meeting Minutes – July 2, 2024

Call to order:

The PEWRA board meeting was called to order by the President, Cathie Byrd at 6:30 pm, Tuesday July 2, 2024.

In attendance: Cathie Byrd, President / Garry Larson, Vice President / Simon Spears, Treasurer / Jo Gehringer, Secretary / Larry Jones/ Katie Rodriquez

In Absentia: Jesse Nieto

Review of Minutes: Minutes of previous meeting were provided to Board and management team. Motion to approve by Simon Spears and seconded by Larry Jones. A unanimous vote for approval by present board members. Minutes to be added to website and posted in card room for resident review.

Treasurer Report: June 2024

Checking Account

Beginning Balance	\$ 8692.82
Deposits	\$ 1941.00
Disbursements	\$ 610.01
Ending Balance	\$ 10023.81

Savings Account

Beginning Balance	\$ 3030.26
Deposits	\$ 0.12
Disbursements	\$
Ending Balance	\$ 3030.38

Submitted and placed on file for audit.

Breakfast Club Report: June 2024

Beginning Balance	\$ 815.09
Deposits	\$ 1395.09
Disbursements	\$ 186.12
Ending Balance	\$ 1208.97

Social Connection Report: June 2024

Beginning Balance	\$ 3319.10
Deposits	\$
Disbursements	\$
Ending Balance	\$ 3319.10

Management Reports:

Treasurer's Report:

- Simon Spears, Treasurer, provided Information related to current financial status and balances. (See treasurer report) Monthly and fiscal report posted to website for review.

Management Report:

- Currently 13 homes are on the market with 1 currently in escrow. 4 homes changed ownership in the month of June with a price range of 315K - \$479K.
- Removal of retaining wall at #17, addition of French drain and repair to slope.
- Lights in the Jacuzzi area replaced with LED lighting.
- Continuation of paint/repair of mailboxes/posts
- Repair damaged wall at community garden area.
- Driveway repair at 3 sites.
- Repair of water leak at #280 and addition of French drain
- Painting of electric utility boxes still scheduled for late this year,

Haven Management Report:

- Katie Davis – No report this month,

OLD BUSINESS:

- Recycle/Disposal program. The recycle/discard of batteries was held June 22. Three 5-gallon buckets of batteries were collected.
- Chili cookoff - There were 17 contestants entered in cookoff and 125 attendees at the event. Event will be planned again for next year.
- Spa Bathroom – refresh is completed. Thanks to Park Management and Haven for funding the project.
- R.V. lot Gate – a further review of the gate specifications will be completed, and a survey of resident approval will be done.

NEW BUSINESS:

- Welcome Bags – The PEWRA Board will create new 'Welcome Bags' for distribution to new community members. Miscellaneous contents will include freebie coupons for breakfast, social connection event, Bingo, etc. Also, information on Association activities, purpose of Association annual dues.
- Resident Art Display – Future art show announcements will be posted in the Hilltopper. Art may be available for sale. Residents interested in purchasing should contact the artist directly for information about availability and price.
- Robo Call -Robo Call function is to only be used by Park Management, PEWRA Board members, Social Connection and Breakfast Committee. Management calls may be made at any time, all other calls are only broadcast after 4 PM.
- Street Stop sign - As a safety measure, it has been requested of park maintenance to add an additional ground stop sign on Zion Street at the intersection with Sierra St.

Resident Comments/Questions:

- Resident requested cosmetic repair to the gap in floor behind the door of Women's Spa bathroom. Park Maintenance will address.
- The topic of children using the Spa was discussed. Signage in spa/pool area defines rules for use and residents are expected to follow park rules when having guests at pool/spa.
- Residents again questioned the use of pool by guests and when did rules change that now prohibit guest from using bracelet ID and using pool without presence of homeowner. The board will research and report back at next month's meeting when/how rule was changed.
- Resident questioned safety of having gym no longer 'coded' for entrance. The board will discuss with management the ability to have automatic lock and code entry. concurrent. Also questioned if signage at Gym indicates use is for residents only? Management will finalize the set up of gym access and will notify residents of changes prior to implementation.
- Residents questioned if the laundry room and car wash will be re-opened after the hillside project is completed. Both are currently being assessed to determine if will be possible to re-open. (Reminder – there is a car wash located in the RV parking lot and per the PEW Rules & Regulations, residents are allowed to wash their cars in their carport area.)
- Residents questioned if the request to convert the swimming pool to a saltwater pool has been approved. Due to budget restraints, the conversion topic will be deferred to the next budget year.
- New Resident identification - identifying new residents, changes in ownership, etc. will be periodically announced in the Hilltopper.

Next meeting is scheduled for August 6, 2024

Meeting adjourned at 7:25 PM by Cathie Byrd, PEWRA President

Respectfully submitted,



Jo Gehringer

PEWRA Secretary

Cc: Palomar Estates West Resident Association Board

PEW Management

Haven Management

Official file