

# Palomar Estates West Resident Association

## Board meeting Minutes – May 7, 2024

### Call to order:

The PEWRA board meeting was called to order by the President, Garry Larson at 6:30 pm, Tuesday May 7, 2024.

**In attendance:** Garry Larson, President / Simon Spears, Treasurer / Jo Gehringer, Secretary / Larry Jones/Jesse Nieto

**In Absentia:** Cathie Byrd/ Katie Rodriquez

**Review of Minutes:** Minutes of previous meeting were provided to Board and management team. Motion to approve by Simon Spears and seconded by Jesse Nieto. 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: April 2024

#### Checking Account

Beginning Balance	\$ 9269.42
Deposits	\$ 1548.00
Disbursements	\$ 1805.74
Ending Balance	\$ 9011.68

#### Savings Account

Beginning Balance	\$ 3030.14
Deposits	\$ 0.12
Disbursements	\$
Ending Balance	\$ 3030.26

*Submitted and placed on file for audit.*

### Breakfast Club Report April 2024

Beginning Balance	\$ 878.97
Deposits	\$ 2725.73
Disbursements	\$ 541.07
Ending Balance	\$ 1505.63

### Social Connection Report: April 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 12 homes are on the market with 5 currently in escrow and expected to close this month. 3 homes changed ownership in the month of April with a price range of \$325K - \$455K.
- Women's Spa bathroom refresh will completed by Friday, May 10. Victor and Goerge from the park maintenance crew did an amazing job of the makeover.
- Performin will be installing 2 new cameras. The first camera will be installed in the small room in the kitchen above the refrigerator and the second camera will be installed in the coffee/card room. Management is waiting to be notified of the schedule for installation.

### **Haven Management Report:**

- Katie Davis – not in attendance. Updates are addressed in the Old Business section of minutes.

### **OLD BUSINESS:**

- Hillside Project – Haven Management to meet with Contractor to review repair plans and San Marcos city requirements. Positive note that the pumps and hoses have finally been removed from Viewpoint and Sierra streets.
- Community Cleanup Dumpster Day – Two EDCO 40-yard Dumpster were on site in the club house parking on Saturday April 20, 8am to 1pm. One dumpster was paid for by community residents' donation of \$5 and the second was paid for by PEW management. There was an additional opportunity on Sunday morning to dispose of trash, both dumpsters were filled before being removed by EDCO.
- Recycle/Disposal program. The opportunity to recycle/discard batteries is planned for June 22. Notification of process will be found in the June Hilltopper. A recycle/disposal event for old paint will be scheduled in the next few months.
- Saltwater Pool Conversion – the request for the conversion of the pool to salt water has been forwarded to Haven/Millennium for their consideration. There has been no decision at this time.
- Board Member Recruitment – the deadline for nominations for new board members is May 10. With no current nominees, the current board will serve another term.

### **NEW BUSINESS:**

- Chili Cook Off – scheduled for June 14 (Friday) 5-9 PM. Sign-up sheets for the Chili Cook Off contest will be posted for competitors to enroll. There will also be sign-up sheets for attendees to bring side dishes. An informational flyer is found in the Hilltopper.

- Garden Club Expansion – The Garden Club is requesting additional space to add approx. 4 additional raised garden beds. A petition has been circulated for those in favor of the request and will be forwarded to Haven Mgt.
- Annual Home Inspections – scheduling of Home Inspections has been modified to identify blocks of residences inspected during specific months. The information was provided to each residence in a flyer that included the process and a map that identified when each neighborhood would be inspected. Park Management also sends a reminder to those homes scheduled for inspection.
- Artist Reception – There are plans to hold another artist reception in July featuring the work of Ann Kriele.

### **Resident Comments/Questions:**

- Resident questioned enforcement of follow up to home inspections required repairs or improvements. Management stated that the first inspection cycle had 160 residences inspected and less than 12% (20) that did not comply within the initial 30 days of request. Management will continue to follow up with compliance.
- Resident questioned if hillside repair would eventually become an issue with possible rent increase. Park Management responded that there is insurance coverage as well as a reserve fund to address costs. There would not be a rent increase to cover these repair costs.
- Resident questioned if recent car thefts were in a specific location within the park. Management responded that the 2 incidents in PEW were reported to be related to suspects participating in a Tick Tock challenge. Again, residents are cautioned to keep their cars locked. The park does have an evening patrol, but they are not a security service. If residents have a concern or encounter suspicious activity they are encouraged to contact the local law enforcement agencies (sheriff or 911).

Next meeting is scheduled for June 4, 2023

Meeting adjourned at 6:55 PM by Garry Larson, PEWRA Board Member

Respectfully submitted,



Jo Gehringer

PEWRA Secretary

Cc: Palomar Estates West Resident Association Board

PEW Management

Haven Management

Official file