

Palomar Estates West Resident Association Board Meeting Minutes – September 3, 2024

Call to order:

The PEWRA board meeting was called to order by the President, Cathie Byrd at 6:30 pm, Tuesday September 3, 2024.

In attendance: Cathie Byrd, President / Garry Larson, Vice President / Jo Gehringer, Secretary / Larry Jones/ Katie Rodriguez/Jesse Nieto

In Absentia: Simon Spears, Treasurer

Review of Minutes: Minutes of previous meeting were provided to Board and management team. Motion to approve by Gary Larson 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: Aug 2024

Checking Account

| | |
|-------------------|------------|
| Beginning Balance | \$ 4387.84 |
| Deposits | \$ 1314.78 |
| Disbursements | \$ 32.69 |
| Ending Balance | \$ 5669.93 |

Savings Account

| | |
|-------------------|------------|
| Beginning Balance | \$ 3030.62 |
| Deposits | \$ 0.12 |
| Disbursements | \$ |
| Ending Balance | \$ 3030.74 |

Submitted and placed on file for audit.

Breakfast Club Report: Aug 2024

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|-------------------|------------|
| Beginning Balance | \$ 3153.04 |
| Deposits | \$ 3432.04 |
| Disbursements | \$ 699.50 |
| Ending Balance | \$ 2732.54 |

Social Connection Report: Aug2024

| | |
|-------------------|------------|
| Beginning Balance | \$ 4902.75 |
| Deposits | \$ 1803.00 |
| Disbursements | \$ 2781.49 |
| Ending Balance | \$ 3951.26 |

Management Reports:

Treasurer's Report:

- Cathie Byrd, President, 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 3 currently in escrow. 4 homes changed ownership in the month of July with a price range of \$280K to \$460K.
- The Pavilion will be closed on Sept. 10th to facilitate the cleaning of the remaining blue chairs. The pavilion will reopen on Aug. 20.

Maintenance Report:

- 4 Driveways were replaced
- Repair the drainage system at 303 & 259.
- Repair the front entry wall damage caused by car hitting wall.

Haven Management Report: (Katie Davis)

- Katie Davis – reported on the Hillside project- Management continues to address requests of the city of San Marcos for additional information.

OLD BUSINESS:

- RV Park – Gate meeting was held Aug. 8 at 1 PM with Residents who have assigned spaces in the RV lot. Feedback from the meeting will be used to determine the final decision on gate installation options, including a manual operation that can be later upgraded to electronic. (TBD)
- A Knife Sharpening event is scheduled next for October 18th. Sharpening will be for household knives or garden tools, 2 per household. A donation for the service is requested. Details will be announced in the Hilltopper.
- EDCO - glass shards on street. Management contacted EDCO and they are looking into the issue. EDCO continues to recommend that glass put in recycling bins be placed in bags to contain any possible breakage during collection

NEW BUSINESS:

- October 1st will be a General PEWRA meeting. There are two guest speakers programmed.
 - Joane Hansen and Michelle Montiel, the ‘Medicare Ladies’ will give an overview of healthcare Insurance, Medicare topics and information of value in advance of the Annual Medicare Open Enrollment (AEP) period.
 - Sharon Jenkins, Vice Mayor/San Marcos will be present to discuss city wide issues and answer questions from residents.
- Dog Park hours – a reminder that the dog park opens at 8 AM and residents are not to be using it before that time.

- The Rules committee has met once and will continue to meet and review several topics related to current rules and advise if revisions are deemed necessary. The committee will bring their findings to the PEWRA board for consideration and follow up with management.
- Wish List 25/26 – Residents with specific requests for improvements, etc. are asked to submit them to the PEWRA Board so that they can be addressed and, if appropriate, added to the “wish list” submitted to management each budget year. While capital improvements are customarily those costing \$3,000 or above, any dollar amount request should be submitted for consideration. The list will be submitted to management in March 2025.
- Resident Phone Directory – Residents area requested to submit any corrections, changed phone numbers, etc. to the office so that the 2025 phone directory can be completed with accuracy.
- Grandparent Closet – Sandy Hartstone has volunteered to manage the “Grandparents Closet” and organize current content and future donations. If you have items to donate or wish to use already stored items, please contact Sandy directly. (she is in the directory!)

Resident Comments/Questions:

- A resident questioned the removal of the holiday tree from the clubhouse entrance. The manager stated that they were informed that the resident who had been maintaining and decorating the tree was resigning from this role and management then removed the tree. Residents stated that there was a group that had announced they would assume responsibility to decorate the tree for holidays and were not aware the tree had been removed. Katie Davis, Haven Management, stated that if there was a group willing to assume responsibility for the holiday tree, it could be reintroduced to the clubhouse lobby.
- Resident brought up the topic of increased traffic, noise, etc. from flight path of Palomar airport and a planned meeting of the Palomar Airport Advisory Committee (PAAC) on Sept. 19 at 6 PM at the Carlsbad Chamber of Commerce and encouraged interested persons to attend the meeting to find information about new American Airlines contract and other planning information. Information will be shared at the Sept. Breakfast and a robocall will be made with information regarding the meeting information.
- Resident questioned who is financially responsible for items that are added to the ‘Wish List’. All requests should be turned in for review. Management will notify PEWRA which requests are capital/wish list items, and which are not. Further review of the non-capital requests would determine if they are a park expense or requests that PEWRA would be responsible for if approved.
- Gym- residents were reminded that the ‘locked’ hours for the gym have begun with the gym code being inoperable between 10PM and 5 AM.

The next meeting is scheduled for October 1, 2024
Meeting adjourned at 6:58 PM by Cathie Byrd, PEWRA President

Respectfully submitted,

A handwritten signature in cursive script that reads "Jo Gehringer".

Jo Gehringer
PEWRA Secretary

Cc: Palomar Estates West Resident Association Board
PEW Management
Haven Management
Official file