

Palomar Estates West Resident Association

Board Meeting Minutes – October 1, 2024

Call to order:

The PEWRA board meeting was called to order by the President, Cathie Byrd at 6:30 pm, Tuesday October 1, 2024.

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

In Absentia:

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: Sept 2024

Checking Account

Beginning Balance	\$ 5669.93
Deposits	\$ 1163.00
Disbursements	\$ 420.13
Ending Balance	\$ 6412.80

Savings Account

Beginning Balance	\$ 3030.74
Deposits	\$ 0.12
Disbursements	\$
Ending Balance	\$ 3030.86

Submitted and placed on file for audit.

Breakfast Club Report: Sept 2024

Beginning Balance	\$ 2732.54
Deposits	\$ 3279.54
Disbursements	\$ 703.25
Ending Balance	\$ 2576.29

Social Connection Report: Sept2024

Beginning Balance	\$ 3951.26
Deposits	\$ 4551.26
Disbursements	\$ 900.23
Ending Balance	\$ 3651.03

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 9 homes are on the market with 2 currently in escrow. 4 homes changed ownership in the month of September with a price range of \$387K to \$460K.

Maintenance Report:

- Replaced decorative light at park entrance
- Replaced 3 car stoppers in guest parking areas
- Continuing to work on gopher control in park
- Started concrete sidewalk demo behind the clubhouse with a new drain being added.

Haven Management Report:

- Katie Davis – reported on the Hillside project- Management has had a productive conference call with the city of San Marcos and hopefully work will finally begin in a few weeks.
- George Turk – also reported on the hillside project. Responded to continuing questions regarding 13 year end to land lease.

OLD BUSINESS:

- Palomar airport PAAC meeting – approx. 25 residents of PEW attended the Sept 19th meeting of the Palomar Airport Advisory Committee (PAAC) held at the Carlsbad Council Chamber. Also presented was a petition signed by Approx. 80 residents regarding planned American Airlines service and expansion of other services. PAAC voted 5-4 to continue with planned AA service. Residents are encouraged register with the 'Citizens for a Friendly Airport (C4FA) website (www.c4fa.org) to receive updated information on planned airport activities and expansion.
- RV Park – Gate meeting was held 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. Residents with assigned spaces area sked to make their preferences known to Simon Spears by the end of October.
- A Knife Sharpening event is scheduled for Saturday, October 19th. Sharpening will be for household knives or garden tools, 2 per household. A \$5 donation for the service is requested. The event will be held in the parking area in front of the clubhouse.
- My Neighbors Closet – Saturday, Oct 19th 10 AM to 1PM. Residents area welcome to come shop and bring a friend. All sales will be final!

NEW BUSINESS:

- 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.
- Garage Sale – A volunteer to manage the annual Garage sale is being sought. Former manager, Luann Foster, has stated she is willing to advise the new manager.
- Pool Furniture - A resident committee is being asked to review the need for new pool furniture and submit their findings. Residents willing to participate can contact any PEWRA Board member.
- Food Drive & Toys 4 Tots – the annual drive will run from Nov 15 to Dec. 15. Food can be dropped at space # 454 and Toys at space #440.
- Pew Craft Fair – scheduled for Saturday, November 16, 9AM to 1:30 PM. in the clubhouse pavilion. Details can be found in the Hilltopper.

Guest Speakers:

- Medicare Ladies – Joanne Hansen and Michelle Montiel addressed the resident about planned changes to Medicare and insurance company plans in 2025. The open enrollment period is from Oct 15 to Dec. 7. and residents are advised to be sure to be aware how changes can affect their coverage and copay. Also informed there are significant changes to Medicare Part D, prescription coverage, partially due to the Inflation Reduction Act.
- San Marcos Vice Mayor – Sharon Jenkins, City Manager – Michelle Bender and representatives of San Marcos Fire Department (Brad Pearson/Jeff McClosky) addressed the impact of Measure Q on the operating budget of the city. Their perspective is that the revenue generated by the Measure Q tax increase will allow continuing infrastructure improvements to the city, additional first responders with the additional of a 5th fire station, continued support of city parks and recreational facilities, etc. The SM city group also answered resident questions on increased population concerns, e.g. school enrollment, traffic issues, particularly on San Marcos Blvd, location for City Hall, development plans for the Briggs property adjacent to PEW and potential for expansion of the SM senior center.

Resident Comments/Questions:

- A resident announced that the Christmas tree that had previously been in the library of the clubhouse will be reinstalled.

The next meeting is scheduled for Nov. 5, 2024
Meeting adjourned at 8:05 PM by Cathie Byrd, PEWRA President

Respectfully submitted,

Jo Gehringer

Jo Gehringer
PEWRA Secretary

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