

Palomar Estates West Resident Association

General Board Meeting Minutes – June 4, 2024

Call to order:

The PEWRA board meeting was called to order by the President, Garry Larson at 6:30 pm, Tuesday June 4, 2024.

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

In Absentia:

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: May 2024

Checking Account

Beginning Balance	\$ 9269.42
Deposits	\$
Disbursements	\$ 318.88
Ending Balance	\$ 8950.54

Savings Account

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

Submitted and placed on file for audit.

Breakfast Club Report: May 2024

Beginning Balance	\$ 1505.63
Deposits	\$ 1692.63
Disbursements	\$ 877.54
Ending Balance	\$ 815.09

Social Connection Report: May 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 11 homes are on the market with 2 currently in escrow. 7 homes changed ownership in the month of May with a price range of \$265K - \$525K.
- Camera installation has been completed in the kitchen and in the coffee/card room.
- Annual Income certification forms have been distributed and are requested to be returned ASAP with a deadline of July 15,2024.

Haven Management Report:

- Katie Davis – No report this month,

OLD BUSINESS:

- The PEWRA Board has opened a motion to provide funds to finish the décor updates to the women's Spa Bathroom in the amount of \$100. Motion was unanimously approved.
- Recycle/Disposal program. The opportunity to recycle/discard batteries is planned for June 22. Notification of process is found in the June Hilltopper. A recycling/disposal event for old paint will be scheduled in the next few months.

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. As Of This meeting there are 12 chef entries and 65 guests.
- The community Librarian has informed the PEWRA Board that many books are being checked out and not returned. The Board would like to remind everyone that the clubhouse library is a "lending" library and not a bookstore. Please be conscientious about returning your borrowed books.
- Garden Club Expansion – The Garden Club has requested additional space to add approx. 4 additional raised garden beds. A petition has been circulated for those in favor of the request and has been forwarded to Haven Mgt. who have said approval will be dependent on the final Fiscal 24/25 budget.
- The fiscal year 2024/2025 PEWRA Board has been finalized. Lacking any new volunteers/nominees all current members will remain on the board. Positions are as follows: President, Cathie Byrd / Vice President, Garry Larson / Treasurer, Simon Spears / Secretary, Jo Gehringer / Members at large: Katie Rodriguez, Larry Jones, Jese Nieto. A motion to approve the new board was requested by President Garry Larson, Approval made by Simon Spears, seconded by Jesse Nieto and unanimously approved by all board members.

Guest: George Turk, President, Millenium Housing

- Attended Community Breakfast the previous Saturday and toured the park with San Marcos Mayor and Council member. All were very impressed with the quality of the grounds and individual homes.
- Over 21 years Millenium has invested approx. 3.1 million dollars in maintenance and improvements in Palomar Estates West.
- In the coming year the hillside project (adjacent to San Marcos Blvd. is projected to cost approx. \$400,000.00 with the replacement of the drainage system and rebuilding of the hillside. PEW is 50 years old and many of its infrastructures, if not already repaired, will be reaching an age where there will be repairs/replacement required.
- In 24/25 fiscal year there will need to be budget allowances for items such as driveway repairs, additional golf carts for maintenance crew and pickle ball wind screens.
- The 24/25 Fiscal budget has not been finalized as of the date of this report.

Resident Comments/Questions:

- 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.)
- Residents questioned if the request to convert the swimming pool to a saltwater pool has been approved. The request is on the wish list for 24/25 budget year, not yet finalized.
- Resident questioned if SDG&E boxes throughout the park are still going to be repainted. Management responded that now that there is again a full maintenance crew, this project will be scheduled.
- Residents complimented PEW maintenance crew of keeping our community always looking exceptional and also their attentiveness during the process of a driveway replacement.

Next meeting is scheduled for July 2, 2024

Meeting adjourned at 7:05 PM by Garry Larson, PEWRA Board Member

Respectfully submitted,

Jo Gehringer

Jo Gehringer

PEWRA Secretary

Cc: Palomar Estates West Resident Association Board

PEW Management

Haven Management

Official file