

# Palomar Estates West Resident Association

## Board Meeting Minutes – February 3, 2026

### Call to order:

February 3, 2026 meeting of the PEWRA (Palomar Estates West Residents Association) board is called to order at 6:30 pm

**In attendance:** Cathie Byrd, President/ Garry Larson, Vice President / Susan Friedman, Treasurer/ Jo Gehringer, Secretary / Rick Towle, Director, Michael Ach, Director / Jesse Nieto, Director

### In Absentia:

**Review of Minutes:** Minutes of December 2, 2025, meeting were provided by the Board and management team. 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: Jan 2026

#### Checking Account

Beginning Balance	\$	13,118.56
Deposits	\$	6487.00
Disbursements	\$	2942.20
Ending Balance	\$	16663.36

#### Savings Account

Beginning Balance	\$	5027.82
Deposits	\$	0.21
Disbursements	\$	0.00
Ending Balance	\$	5028.03

### Breakfast Club Report: Jan 2026

Beginning Balance	\$	2339.08
Deposits	\$	189.00
Disbursements	\$	535.41
Ending Balance	\$	1992.67

### Social Connection Report: Jan 2026

Beginning Balance	\$	2885.71
Deposits	\$	3710.00
Disbursements	\$	3562.69
Ending Balance	\$	3033.02

## **Management Reports:**

### **Treasurer's Report:**

- December 2025 as reported and posted.

### **Management Report:**

- 10 homes currently on the market, 1 home in escrow. 3 homes changed ownership in the month of December and 0 homes in the month of January with a price range of \$350,000 - \$425,000.

### **Maintenance Report:**

- Installation of new ice machine in the clubhouse kitchen. New double oven has been ordered and will be installed.
- Made the walkthrough gate at RV park ADA compliant with a cement ramp.
- Dismantled and stored all the Christmas decorations.
- Finished rebuilding the wall at the laundry room on San Marcos Blvd.
- Finished painting all curb space numbers.
- The grade of the driveway at space 151 was too steep. Maintenance crew demo' d and repaired the concrete to reduce the angle of the slope.
- Repaired main line water leak at space 285.
- Replaced bathtub at manager's home.

### **Haven Management Report:**

- Financials Report - December 2025
- Repair to water main leak ongoing.
- Plan to repair dry line area adjacent to laundry room upon completion of repair to water main leak.

### **OLD BUSINESS:**

- Slow sign on community streets – Middle of street signs allow for resident traffic to pass on either side and emergency vehicles can drive over without damage to signs. These signs have been placed at various locations in the park and seem to have had some effect on speeding cars. Plan is to add 7 additional signs to the streets. Continuing to determine opportunity to install stop signs at intersections of high traffic volume streets.
- Program offerings - community programs are being scheduled for 2026 with an E waste event in March, a paint/battery/sharps waste event in May, a dumpster day event in June(?) and a Knife sharpening event TBD. Specific dates will be announced in the Hilltopper.

- Pool/Spa use – Continuing to determine implementing a cardkey process for access to the pool/spa to prevent use of facilities by nonresidents.
- PEWRA – there will be 3 board positions to fill for FY 26-27. If any resident is interested in serving a 2 year term as a board member they should speak with a current board member for further information

## **NEW BUSINESS:**

- **Budget for FY 2026/2027** – as of this date, there are no anticipated cuts to be made by the Board to the current fiscal Year allocations. Per the treasurer’s report there are remaining allocations in the checking account to address already budgeted amounts for the current FY and a balance in the PEWRA Boards saving account as historically dictated. Additionally, Millenium has provided the replacement of the ice machine and double ovens for the clubhouse kitchen as well as planning to purchase additional pool furniture.  
Requests have been sent to the club activity point person(s) asking for their projections of their 2026/2027 budget needs.
- Residents with specific requests for equipment/improvements, etc. are asked to forward those requests to the board so they can be added to the ‘wish list’ for the next fiscal year and submitted to Millenium.
- PEW Directory will be distributed in the next week with an enclosed envelope to submit Membership Dues.
- **Membership Dues** - Dues are voluntary and will be \$10 for 2026. Remember, dues entitle residents to vote on any community decisions requiring resident approval for implementation.
- FY 26-27 – there are 3 General PEWRA meetings each year with guest speakers invited to address the community. The remaining General meetings for 2026 are scheduled for June and October. If you have a request or suggestion regarding a potential guest speaker, please speak with a PEWRA board members.
- Kitchen supplies – Marcia Brown is retiring from her volunteer services on purchasing Kitchen Supplies. Thank you to Marica for all her dedication to this task. The new volunteer coordinator for purchasing Kitchen supplies is Shevaun Teegarden. Thank you to Shevaun for volunteering her service.
- **Breakfast Committee** – Mikkie Sawyer is retiring from her volunteer services coordinating the monthly breakfasts at PEW. Thank you to Mikkie for her dedication to the breakfast events. The new volunteer coordinator for the breakfast committee is Karen King. Thank you to Karen King for volunteering her services.
- **GUEST SPEAKERS** – Ron Byrd and Cathy Gillin addressed issues related to the ongoing increase in air traffic at Palomar Airport (Carlsbad).  
Ron Byrd - the airport is currently operating at only 30% capacity. Ongoing studies are creating data to support community claims of increase in noise and pollution. Currently

American Airlines (AA) has 2 commercial jet flights per day and United Airlines (UA) plans to begin additional 4 commercial jet flights per day. 'Citizens for a Friendly Airport' have two pending lawsuits versus AA and UA.

Cathy Gillin – The Palomar Airport Advisory committee has created a sub committee to review community concerns with the Voluntary Noise Abatement Program (VNAP). Some of their actions have been establishing 'quiet hours' to be effective by March, continuous noise monitoring and providing maps for pilots to assist in decreasing approaches using geographic landmarks.

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

- Resident questioned regarding Restricted dog breeds – Revisions currently under review to PEW Rules and Regulations. Management will inquire with attorney about listing restricted dog breeds. Certified service dogs and emotional support dogs are not limited by these restrictions but are expected to be monitored and controlled by the owner and comply with all park rules. All pets must be registered with the Management office and have a signed PET agreement.
- Resident suggested that an annual update be provided to the management to include number of residents, pets, number of cars and license ID #'s, current phone numbers and emergency contact information for each household.
- Management announced intent to CAP electric outlets on RV park due to excessive use of park utility for private vehicles and significant safety concerns due to use of long extension cords running throughout the lot.
- Guest WI-FI has been restored to the clubhouse.
- The Exercise class "get Moving" has been added to the list of activities that have been sent a budget request form for the next FY (26/27).

The next meeting is scheduled for March 3, 2026

Meeting adjourned at 7:40 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