

Palomar Estates West Resident Association

Board meeting Minutes - July 5, 2022

Call to order:

The PEWRA board meeting was called to order by the President, Tricia Spears at 6:30 pm, Tuesday July 5.

In attendance: Tricia Spears, President / Cathie Byrd, Vice-President / Michael Wilkinson, Treasurer / Jo Gehringer, Secretary / Dita Kemp / Garry Larson.

In Absentia: Katie Rodriguez

Tricia Spears announced resignation of Diana Primeau as acting treasurer and appointment of Michael Wilkinson to position for the remainder of Diana Primeau term.

Review of Minutes: Minutes of previous meeting were previously provided to Board and management team. Motion to approve by Dita Kemp and seconded by Garry Larson. Vote for approval by board. Minutes to be added to website and posted in card room for resident view.

Treasurer Report: Treasurer report deferred awaiting completion of 2021 Audit and transfer of accounts to new Board.

Checking Account

Beginning Balance	\$ 7,660.16
Deposits	\$ 721.00
Disbursements	\$ 555.30
Ending Balance	\$ 7,825.88

Savings Account

Beginning Balance	\$ 8,027.74
Deposits	\$ 0.06
Disbursements	\$ 0.00
Ending Balance	\$8,027.80

Submitted and placed on file for audit

Breakfast Club report:

Social Connection Report:

Management Report:

- Debbie Bartlett reported that there are currently 4 homes sold in last month, 4 in escrow and 1 listed for sale. There are still 150 delinquent income certifications to be completed by residents. Filipe Diaz (via Debbie Bartlett) reported that jacuzzi fencing has been removed, landscaping in clubhouse common areas has been addressed. Social

Connection request for signage has been approved, need to discuss with Felipe on exact type of signage desired. Pickle Ball court upgrade is scheduled to begin Thursday 7/7/22 and committee to order Pool cabana and furnishings to be determined.

- Katie Davis, Haven Mgt., reported the FY 2022 wish list has been finalized and work on capital improvements has begun. Information from EDCO regarding changes to recycle/green waste collection is still pending. Katie is in contact with EDCO weekly and will report as soon as she is provided with any information.

OLD BUSINESS:

- Paint Book – Presented to Board and residents by committee chair Mary Wallace who also recognized each committee member and thanked them for their contribution to the finished product. Paint book has 7 ‘genres’ of color combinations, identifying options for house color, coordinating trim color options and also new selection of colorful door options. Management tentatively approves pending no major resident complaints/concerns. Motion to approve by Michael Wilkinson and seconded by Cathie Byrd. Vote for unanimous approval by board
- EDCO Green Waste program - As reported by Katie Davis in Management report above.
- Social Connection /Event Signage - request for signage has been approved. Social Connection committee to discuss with Felipe on exact type of signage desired.
- Driveway Sale – recommended for Oct. 15. Suggested to coordinate with Palomar Estates East for joint event. Luann Foster stated she is already in communication with PEE regarding joint event. Motion to approve by Dita Kemp and seconded by Garry Larson. Vote for unanimous approval by board.

NEW BUSINESS:

- Rules & Regulations, By-Laws – Board review of existing Rules & regulations and By-Laws to ensure ongoing compliance of board activities and resident requests for action. Also review adherence to board meeting process and resident process for submission of request or grievance. Ensure that current R&R’s and By-Laws are available to residents in clubhouse cardroom. Initial review led by Garry Larson, board member with Board member committee (Cathie Byrd, Katie Rodriguez, Jo Gehringer) to continue review and report on outcome.
- Robo Calls- Residents have requested to have more than one phone number per household added to robocall listings. Recommendation to accept requests for additions with a deadline for submissions of Sept. 1, 2022. Request to be placed in Board box in clubhouse cardroom. Based on number of requests it will be determined if current subscription needs to be expanded or is sufficient at current level to accommodate requests.

Resident Comments/Questions:

- Request for land to develop Community Garden. Area at end of Viewpoint Drive is planned for garden. Fencing changes and accessible water source will need to be completed.
- Hilltopper printing – addressed sporadic unreadable areas of print in Hilltopper. Hilltopper committee member stated they were aware of this issue and working with printing company to resolve problem.
- Resident reported that San Marcos Mayor was not at July breakfast as planned due to an error in scheduling, stated she did plan to attend August breakfast.
- Request for follow up information regarding clubhouse break in June- Management responded that Police have apprehended suspects and moving forward with prosecution. No other information is available to PEW while active case is ongoing. Mgt. has spoken with Park Security re: recommendations for increased surveillance in clubhouse and also with Wells Fargo bank re: timeline for destruction of deposited checks. A resident questioned how to obtain insurance reimbursement for costs related to personal banking information, reordering checks, etc. John Davis stated residents can submit request for reimbursement to their insurance to tender to the Park's insurance. Park management to inform residents of this options with tube flyer.

Next meeting is scheduled for August 2, 2022

Meeting adjourned at 7:35 PM by Tricia Spears, PEWRA President

Respectfully submitted,

Jo Gehringer

Jo Gehringer

PEWRA Secretary

Cc: Palomar Estates West Resident Association Board
Official file