

Palomar Estates West Resident Association

Board Meeting Minutes June 2, 2026

Call to order:

June 2, 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 / Jo Gehringer, Secretary / Susan Friedman, Treasurer / Michael Ach, Director / Jesse Nieto, Director / Rick Towle, Director.

In Absentia:

Review of Minutes: Minutes of May 5, 2026, meeting were provided by the Board. Motion to approve by Garry Larson 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 2026

Checking Account

Beginning Balance	\$ 17578.66
Deposits	\$ 1452.00
Disbursements	\$ 984.24
Ending Balance	\$ 18046.42

Savings Account

Beginning Balance	\$ 5028.63
Deposits	\$ 0.21
Disbursements	\$ 0.00
Ending Balance	\$ 5028.84

Breakfast Club Report: May 2026

Beginning Balance	\$
Deposits	\$
Disbursements	\$
Ending Balance	\$

Social Connection Report: May 2026

Beginning Balance	\$
Deposits	\$
Disbursements	\$
Ending Balance	\$

Management Reports:

Treasurer's Report:

- May 2026 as reported and posted

Management Report:

- 18 homes currently on the market, 6 homes in escrow. 3 homes changed ownership in the month of May with price ranges of \$310,000 to \$475,000.

Maintenance Report:

- Repaired main line water leak at space #167
- Replaced the water heater in the laundry room.
- Fixed electrical shorts on Surfside to repair the streetlights.
- Drained and deep cleaned the jacuzzi.
- Replaced plugs on carwash/laundry area
- Hung new Owl box for Garden Club.
- Built new retaining wall for #208

Haven Management Report:

- No updated report at this time.

OLD BUSINESS:

- Program offerings – Paint recycle event on May 23 was huge success. 73 residents participated with 1500 lbs. (300 gallons) of paint collected. Also 50 lbs. of batteries, 2 large boxes of sharps, 5 large boxes of household chemical waste and 30 fluorescent light tubes and assorted bulbs were collected.
The Dumpster event is scheduled for June 4.

NEW BUSINESS:

- There will be the formation of an action committee to address concerns regarding the PEW land lease topic and keep residents apprised of any new information.
- The date of the August PEWRA Board meeting will be deferred to August 11 (one week later than usual) to accommodate the request by Millenium. Millenium representatives will attend the August meeting.
- PEW Rules and Regulations that were updated by the PEWRA Board in 2025 are still awaiting review by Haven management and Millennium.
- The plan for installing a locking system for the clubhouse and pool gates is still being evaluated by park maintenance.
- The storage room adjacent to the rear door of the Pavilion kitchen is being cleared by park maintenance and will be provided to the social committee for their storage use.
- General Meeting – Jason Shienberg, JD, addressed the meeting attendees and provided information on “The Ins and Outs of Estate Planning”. The information included the

basics of estate planning, what documents are included in an estate plan, what is 'probate' and how to avoid it, what is involved in the process of developing an estate plan and how to fund your trust. Following his presentation, Mr. Shienberg participated in a question and answer session with meeting participants.

- Before adjourning the meeting, the three retiring Board members (Cathy Byrd, Garry Larson, Jo Gehringer) were thanked for their service, and the three new Board members were introduced to the meeting attendees. The newly filled PEWRA Board positions will be effective immediately. The new Board members are Dawn Miller, Malia Campbell and Thomas Matthews.

Resident Comments/Questions:

- Resident expressed concern over increase in coyote activity in community. Several suggestions offered on possible deterrents such as lights and predator urine scents. Resident are advised to protect pets and do not leave food or edibles outside and definitely "do not feed the coyotes!"

The next meeting is scheduled for July 7, 2026

Meeting adjourned at 7:40 PM by Cathie Byrd, PEWRA President

Respectfully submitted,



Jo Gehringer

PEWRA Secretary

CC: Palomar Estates West Resident Association Board

PEW Management

Haven Management

Official file