Palomar Estates West Resident Association
Board Meeting Minutes September 1, 2026

Call to order:

September1, 2026, meeting of the PEWRA (Palomar Estates West Residents Association) board is called to order at 6:35 pm

In attendance: Rick Towle, President/ Jesse Nieto, Vice President / Tom Mathews, Secretary / Susan Friedman, Treasurer / Michael Ach, Director / Malia Campbell, Director / Dawn Miller, Director.

In Absentia:

Guests: Katie Davis (Haven), Pam Esquivel (Park Management)

Lori Carraway (VP Millennium Housing was present at the PEWRA board's pre-meeting and presented several spending reports, which were made available at tonight's meeting. These included 2026-2027 budget, capital projects, and capital expenditures since 2003. .

Review of Minutes: Minutes of August 11 , 2026, meeting were provided by the Board. Motion to approve by Michael Ach and seconded by Sue Friedman. 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: August 2026

Checking Account

Beginning Balance	$ 18,072.88
Deposits	$ 1432.00
Disbursements	$ 3382.82
Ending Balance	$ 16122.06

Savings Account

Beginning Balance	$ 5029.25
Deposits	$ 0.21
Disbursements	$ 0.00
Ending Balance	$ 5029.46

Breakfast Club Report: August 2026

Beginning Balance	$ 3273.37
Deposits	$ 420.00
Disbursements	$ 222.50
Ending Balance	$ 3470.87

Social Connection Report: August 2026

Beginning Balance	$	1592.08
Deposits	$	
Disbursements	$	
Ending Balance	$	

Management Reports:

Treasurer's Report:

- August 2026 as reported and posted

Management Report:

- 14 homes currently on the market, 1 home in escrow.

Maintenance Report:

- The street repairs are complete. Done in one day instead of three. Photo documentation made available of going down 8 inches in some places as opposed to three inches as last time. Entire park should have been notified not just the residents effected by the road closure. This repair spent all the budgeted money on road repairs for the year. Current plan by Millennium is more repair next year followed by slurring entire park the following year.
- The team is working on parking bumper installs and re striping. This should be completed by the end of the year.
- The laundry room outdoor clothes line was finished.
- New bases have been added to the slow signs replacing the sand bags. This will continue until all are done. At the board pre-meeting, based on resident input, it was decided to also add 15 MPH speed limit on/near the slow signs.
- The team is also putting together a schedule to repaint the STOP and SLOW words on the streets where needed. This should be completed by the end of the year.

OLD BUSINESS:

- City/F&M liaison - Michael Ach - based on last month's meeting, we are renaming the 11-year-plan committee. Still in process what this might look like to keep Christine Walker informed on PEW issues
- Trusted contractor post-it-board - Jesses Nieto/Michael Fox - in process
- E-Bike, Quiet MC - Jesse/rules commiteee in-process . Haven is supplying info on what other parks are doing.
- Fire Hydrant Testing - Rick Towle - Park map has been updated with all locations. Fire department inspects yearly and submits documentation to state. Flow test is every five yearsi

NEW BUSINESS:

- Lighted Stop Sign / Speed reader proposal - Malia has supplied various proposal which we will continue to look at. Current speed reader has been repaired and is on Cascade currently.
- Defibillator - Dawn looking into getting ADA difibulator, training, and LifeVac. OK with Millennium but they will not be involved or furnish any funds.
- Form committee to address Maintenance issues - Michael - no committee be set up, all issues must go through the office and then we can address them
- Slow Sticks - Rick (see maintenance report)
- Form new committee on Palomar Airport issues. No need for a committee at this time. CRFA Cathy Gillin and Ron Byrd. Pew residents will continue to monitor noise levels.. We do need to keep Christine Walker informed.
- Pool deck Maintenance - Rick concrete spaces starting to come up. Rick has informed Jay of the issues
- Bond Report - Michael Bond year ends in March. U.S. bank the trustee for the Bond. Bond reports submitted by Lori form Millennium (see above)

Resident Comments/Questions:

- Mary Wallace - next city council meeting Sept 8 at 6pm to vote on senior housing overlay
- After hour emergency support discussion due to upcoming weather
- Mail-in Ballot voting discussion

The next meeting is scheduled for September 29, 2026
Meeting adjourned at 6:50 PM by Rick Towle, PEWRA President
Tom Mathews first, Sue Friedman second

Respectfully submitted,

Tom Mathews

Tom Mathews
PEWRA Secretary

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

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Pre meeting 2:30

In attendance: Rick Towle, President/ Jesse Nieto, Vice President / Tom Mathews, Secretary / Susan Friedman, Treasurer / Michael Ach, Director / Malia Campbell, Director / Dawn Miller, Director.
In Absentia:
Guests: Katie Davis (haven), Pam Esquivel (park Management), Jay Hernandez (park Mainteenance), Lori Carraway (VP Millennium Housing)
OLD BUSINESS (not discussed in other minutes): Lori Carraway (VP Millennium Housing) presented multiple financial reports. This was in response to last month's meeting with Christine Walker and George Turk. We discussed accusations made and how to go forward.

PEWRA Board Planning Meeting August 25
Meeting 2:30 - Card Room

In attendance: Rick Towle, President/ Jesse Nieto, Vice President / Tom Mathews, Secretary / Susan Friedman, Treasurer / Michael Ach, Director / Malia Campbell, Director / Dawn Miller, Director.

- **In Absentia**: Michael Ach, Director

NEW BUSINESS (not discussed in other minutes):

- Dawn to submit hill topper article
- New AC for ball room
- Community yard sale - Luann Foster & Lynn Thomas
- House color palettes - to be reviewed every 5 years Haven also has color pallets
- Chili cook off - put on by the REWRA board
- Directory fund raiser - Rick Towle and Simon Spears