

Palomar Estates West Resident Association

Board Meeting Minutes August 11, 2026

Call to order:

August 11, 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 Escoval (park manager), George Turk (President Millennium Housing), Lori Carraway (VP Millennium Housing), Cristine Walker (owner of the land PEW resides on through the Walker Family Trust).

Review of Minutes: Old and new business to be tabled until next month to give presentation time to our guests and Q and A with the park residents. Minutes of July 7, 2026, meeting were provided by the Board. Motion to approve by Tom Mathews 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: July 2026

Checking Account

Beginning Balance	\$ 18,564.97
Deposits	\$ 1432.00
Disbursements	\$ 1924.09
Ending Balance	\$ 18072.88

Savings Account

Beginning Balance	\$ 5029.04
Deposits	\$ 0.21
Disbursements	\$ 0.00
Ending Balance	\$ 5029.25

Breakfast Club Report: July 2026

Beginning Balance	\$ 3507.88
Deposits	\$ 0.00
Disbursements	\$ 234.51
Ending Balance	\$ 3273.37

Social Connection Report: JJly 2026

Beginning Balance	\$ 2498.91
Deposits	\$ 270.57
Disbursements	\$ 1177.48
Ending Balance	\$ 1592.08

Management Reports:

Treasurer's Report:

- July 2026 as reported and posted

Management Report:

- 14 homes currently on the market, 3 homes in escrow.
- New community manager started August 3rd.

Maintenance Report:

- Water leak repair done at #167.
- Water leak repair done at #459.
- There was a tree removal near the clubhouse pool area.

Haven Management Report:

- No updated report at this time.

OLD BUSINESS:

- Tabled

NEW BUSINESS:

- Tabled

Cristine Walker presentation highlights

- PEW land is held in the Walker Family Trust. They intend to keep it as a LEGACY ASSET and not sell the property. Note: land has low tax base which would be reassessed in a sale.
- No plans to extend, renew or cancel the current lease. They will take over management in 2037.
- Bond will be paid off 2 years to six months before the lease agreement terminates.
- They have no plans at this time to get involved with the city over rent control and senior/family park zoning.
- Plan to visit the park 2-3 times a year

Resident Comments/Questions:

- Questions to millennium on bond fund, Hillside project, street repairs, RV park. Etc
- Questions/statements on airport noise, rent control, senior vs all ages park, water tower.

The next meeting is scheduled for September 1, 2026

Meeting adjourned at 7:34 PM by Rick Towle, PEWRA President

Respectfully submitted,

Tom Mathews

Tom Mathews

PEWRA Secretary

CC: Palomar Estates West Resident Association Board

PEW Management

Haven Management

Official file

PEWRA Board planning meeting

August 11, 2026 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:

Guests: Katie Davis (Haven), Pam Escoval (park manager), Jay Hernandez

NEW BUSINESS:

- Rick Towle reconfirmed as Board president
- We will motion to table old and new business and presentation of reports at tonight's meeting to give time to Cristine Walker and George Turk more time. They will be presenting at Palomar Estates East at 5:30 to 6:30 before coming over to PEW.
- Pam Escoval introduced as new park manager. Has been managing properties since she was 19 years old. Most recently 18 years at an all ages mobile home park in Poway.
- Jay Hernandez is interim maintenance manager replacing George who resigned. This will be approximately a 30 day period before a confirmation may take place.
- Discussions of how to handle tonight's agenda and questions. Discussions on millennium responses.
- PEWRA question box will remain in card room for future questions
- San Marcos senior mobile home park overlay zone approval meeting September 8, 2026 by city council (TA24-005) .
- Street repairs in budget for next year. Not full resurfacing. 3 bidders - none that did the job last year
- White van suspicious activity at 2 residents. Discussed what is being done and why no robo call.

Maintenance Report:

- Stop sign at Cascade and Yosemite approved. Will also have reflective paint across both streets
- Sand Bags being replaced on all "SLOW" signs with a heavier black base.

PEWRA Pre Board planning meeting August 04, 2026 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: Rick Towle, President

NEW BUSINESS:

- Voted to increase Craft fair budget by \$100 for their new reusable signs
- Voted not to transfer funds to savings
- Trusted contractor list - board/management will not supply. OK to post Mike Fox's list

Discussions:

- Need more accounting from millennium on where the monies are going
- Questions cards for Aug 11 meeting