

# Palomar Estates West Resident Association

## Board Meeting Minutes – December 2, 2025

### Call to order:

December 2, 2025 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 / Rick Towle, Director, Jesse Nieto, Director/ Susan Friedman, Treasurer

**In Absentia:** Michael Ach, Director

**Review of Minutes:** Minutes of November 4, 2025, meeting were provided by the Board and management team. Motion to approve by Jesse Nieto and seconded by Garry Larson. 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: Nov 2025

#### Checking Account

Beginning Balance	\$	11306.89
Deposits	\$	1437.00
Disbursements	\$	2446.14
Ending Balance	\$	10297.75

#### Savings Account

Beginning Balance	\$	3027.41
Deposits	\$	2000.20
Disbursements	\$	00.00
Ending Balance	\$	5027.61

### Breakfast Club Report: Nov 2025

Beginning Balance	\$	2752.37
Deposits	\$	0.00
Disbursements	\$	19.68
Ending Balance	\$	2732.69

### Social Connection Report: Nov 2025

Beginning Balance	\$	5665.80
Deposits	\$	0.00
Disbursements	\$	2486.67
Ending Balance	\$	3179.13

## **Management Reports:**

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

- October report as reported and posted.

### **Management Report:**

- 7 homes currently on the market, 0 homes in escrow. 2 homes changed ownership in the month of November with a price range of \$325,000 -\$544,900.
- Street repair- there will be additional street patches completed on December 10. Please be aware of work crews on the streets and drive carefully and responsibly.

### **Maintenance Report:**

- Remove (3) Cypress trees by pace 231.
- Tree trimming is complete throughout community. All Christmas lights and decor were installed
- Removed (2) diseased trees from the putting green area and replanted a pine tree.

### **Haven Management Report:**

- Discussion of vandalism and theft in RV park. Intruders accessed RV lot via the pedestrian gate on side of automatic vehicle gate. No reported damage to resident property but vandals broke into maintenance shed, stole tools and equipment and also accessed keys to crew flatbed truck which they used to exit park. Police are investigating possible recovery of the truck.

### **OLD BUSINESS:**

- Pool/Spa use – there has been discussion about possibly implementing a cardkey process for access to the pool/spa to prevent use of facilities by nonresidents.
- 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.
- Annual Food Drive and Toys for Tots drive will continue until December 15. . Information about drop off will be found in the Hilltopper (Food at Space #454 and Toys at Space #440) or who to contact for a pickup if unable to drop off. To date 1000 pounds of food has already been donated and delivered to the food bank and 4-5 large bags of toys are already collected. The goal is to donate over last year's total as the need is even greater this year. Please remember, for the food donations, no expired foods or food in glass containers. For the Toy drive, the toys need to be new and unwrapped.

Additionally, a 65 inch LG Smart TV will be raffled to support both charities. A winning ticket will be announced after the holiday season. Information on how to obtain tickets can be found on the bulletin board in the clubhouse and in the Hilltopper.

- Pavilion Kitchen equipment replacements and upgrades – discussion continues with management on process to replace broken equipment and possible upgrade to commercial grade.

## **NEW BUSINESS:**

- Kitchen supplies – the resident who has managed purchasing and stocking the kitchen supplies is retiring from the position. Any resident interested in filling the position should contact a PEWRA Board member for additional information.
- FY 26-27 – community service programs such as knife sharpening, dumpster day, paint recycle program, battery recycle program will be considered/scheduled again. If a resident has suggestion for any other program, they should communicate that idea to the PEWRA board.
- FY 26-27 – there are 3 General PEWRA meetings each year with guest speakers invited to address the community. If you have a request or suggestion regarding a potential guest speaker, please speak with a PEWRA board members.
- PEW Association dues notices will be distributed in January. Dues are voluntary and will be \$10 for 2026. Remember, dues entitle residents to vote on any community decisions requiring resident approval for implementation.
- 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.
- Budget request 2025/2026 Fiscal Year – Budget request forms will be sent to clubs/activities designated leads beginning in January and asking for information on budget requests for the next fiscal year (2025/2026).
- Activity Report – Pickle Ball Larry Jones reported on the Pickle Ball activities in the community.

Pickle Ball is the fastest growing sport in the country and unofficially a primary “Senior Citizen Sport”. There are currently 4 courts in PEW. The courts have free play hours and group hours with Rules for play posted in the courts. The PB club members offer ‘learn to play’ opportunities with equipment available for beginners to use as they learn the game. The club has also purchased 4 “quiet” paddles for use and to determine if they are effective in noise reduction. The club members meet 3-4 times a year to review the rules of participation and address any new needs for the activity.

A new director for the club, Dana Eads, will begin to lead the club as the current director, Larry Jones, retires. The PEWRA Board would like to thank Larry for his past leadership of this activity and welcome Dana to the role.

**Resident Comments/Questions:**

- The Exercise class “get Moving” has been funded to continue through the current Fiscal Year. Funds for FY 26-27 will be addressed when budget allocations are determined for activities in that time period.

There will be no meeting in January 2026.

The next meeting is scheduled for February 3, 2026

Meeting adjourned at 6:55 PM by Cathie Byrd, PEWRA President

Respectfully submitted,

A handwritten signature in cursive script that reads "Jo Gehringer".

Jo Gehringer

PEWRA Secretary

CC: Palomar Estates West Resident Association Board

PEW Management

Haven Management

Official file