

# Palomar Estates West Resident Association

## Board Meeting Minutes – March 4, 2025

### Call to order:

The PEWRA board meeting was called to order by the President, Cathie Byrd at 6:30 pm, Tuesday March 4, 2025

**In attendance:** Cathie Byrd, President / Garry Larson, Vice President / Simon Spears, Treasurer/ Jo Gehringer, Secretary / Larry Jones/ Katie Rodriquez/Jesse Nieto

**In Absentia:**

**Review of Minutes:** Minutes of the previous meeting were provided to the Board and management team. 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: Jan 2025

#### Checking Account

Beginning Balance	\$ 13,066.05
Deposits	\$ 0.00
Disbursements	\$ 1,910.34
Ending Balance	\$ 11,155.71

#### Savings Account

Beginning Balance	\$ 3,031.34
Deposits	\$ .11
Disbursements	\$
Ending Balance	\$ 3,031.45

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### Breakfast Club Report: Jan 2025

Beginning Balance	\$ 3,100.34
Deposits	\$ 206.00
Disbursements	\$ 552.07
Ending Balance	\$ 2,754.27

### Social Connection Report: Jan 2025

Beginning Balance	\$ 5,021.74
Deposits	\$ 2,059.00
Disbursements	\$ 300.00
Ending Balance	\$ 6,780.74

## **Management Reports:**

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

- Simon Spears, Treasurer, provided Information related to current financial status and balances. (See treasurer report) Monthly and fiscal report posted to website for review.

### **Management Report:**

- Jessica DuBois reported: 11 homes currently listed for sale, 2 homes in Escrow. 1 home sold in the past month for \$455K.

### **Maintenance Report:**

- Jesscia DuBois reported: Maintenance crew working on repairing retaining wall at space 283 damaged by delivery vehicle. During rainy days, the crew completed deep cleaning of clubhouse kitchen and gym. Continuing removal of cacti growth and tree trimming. Repair of handrail by Gym and repair of Jacuzzi pump. The laundry room paint and refresh project is currently in progress.

### **Haven Management Report:**

- Katie Davis reported: Updated progress on Hillside project. City work scheduled to begin 2/17 was delayed but work has now begun 3/3/25. Haven/Millennium work on hillside repair and drain to begin mid to late April. (Rain may change schedule) San Marcos City has extended invitation to Management and 'Hillside Committee' representative to attend future city planning meetings.

## **OLD BUSINESS:**

- Pool Pass Policy – PEWR Board and Management have approved the reinstatement of the use of pool pass wrist bands/tags. The policy information will be disseminated to all residents and become effective June 1.
- Wish List –The list has been finalized and will be submitted to management by the end of March 2025.
- RV Gate – Simon Spears will follow up with George Martinez on installation progress previously discussed with Felipe Diaz and to determine progress with fence company.

## **NEW BUSINESS:**

- Rules Committee – Pool Pass policy progress as previously discussed. The committee will continue to review areas deemed needing review such as policy regarding retaining walls, fences, trees/landscaping, driveways, etc.
- Sparc events scheduled -
  - March 13 – Health & Wellness Seminars (PEE & Rancho Vallecitos) 2 sessions – details /sign up flyers in clubhouse
  - April 9 – Tech Class Launch (PEW)
  - Senior Tech Connect, 5 weeks, 1X /week, 1-2 PM, ends May 7.

- April 22 -PEW Fruit Picking
  - Senior Gleaners
  - June -date TBD - Micro Resource Fair.
- Board Vacancies – The three open PEWRA board positions for the next fiscal year have been filled and the new members will be introduced at the June meeting.
  - Ready Committee Report – Mary Wallace reported on the activity of the READY committee and current plans to create a directory of residents who may have special needs (medications, ambulation assistance, etc.) during an emergency situation. Enrollment forms will be distributed to all homes and responses are completely voluntary. Enrollment forms will also be posted on the website in the “READY” section.
  - Resident questions forwarded to the PEWRA Board –
    - Maintenance crew may be hired by residents to do private home repairs. If concerned about any conflict of interest with the annual home inspection, a letter of acknowledgement may be provided to the management office.
    - A request has been made to management to have the Palm trees around pool area trimmed earlier in the season.
    - Park wide gas shut off – there is a main shut off for the clubhouse area but each individual homesite is responsible for their gas shut off to their home in an emergency situation.
    - Management has been requested to verify with landscaping company and Park maintenance crew to ensure hillsides, trees and other park areas are being adequately hydrated during current drought situation. Also requesting they ensure operational status of sprinklers (when in use).
  - Fire Safety presentation by Kenneth Kim, Deputy Fire Marshall, San Marcos
    - City participation in proactive exercises for high risk zones (PEW not currently in high risk zone).
    - Home safety – fire alarms with periodic checks,  
CO2 detectors  
only use electrical appliances, cords rated with U/L.  
Fire Extinguisher - use with P.A.S.S techniques  
(pull, aim, squeeze, sweep)
    - Fall Prevention
    - Vial of Life – emergency medical information.
    - Wildfire occurrences –
      - Home Hardening – preventive landscaping and exterior of homes.
      - Evacuation preparedness – go bag and essentials
      - Info found on Apps ‘Alert San Diego’, ‘Genasys’ and ‘SD county Emergency’ and radio 1610AM.
    - **Be Prepared**
      - Do it for Yourself
      - Do it for the 1<sup>st</sup> responders
      - Do it for your family

**Resident Comments/Questions:**

- Fire hydrants should be checked by PEW every 6 months, by SMFD annually. PEW forms should be submitted to SMFD.
- If H2O is shut down to entire park, SMFD should be proactively notified.
- Las Brisas arroyo vegetation clearance – who is responsible. Fire Marshall Kim will follow up.
- Lithium batteries fire – are difficult to extinguish. If you are not able to completely immerse the battery in water for extinguishing, contact FD.

The next meeting is scheduled for April 1, 2025

Meeting adjourned at 7:50 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