

# Palomar Estates West Resident Association

## Board Meeting Minutes – August 5, 2025

### Call to order:

August 5, 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/ Susan Friedman, Treasurer/ Jo Gehringer, Secretary / Jesse Nieto, Director / Michael Ach, Director / Rick Towle, Director.

**In Absentia:** 0

**Review of Minutes:** Minutes of the previous meeting were provided to the Board and management team. Motion to approve by Garry Larson and seconded by Jesse Nieto/Michael Ach. 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 2025

#### Checking Account

Beginning Balance	\$	14831.19
Deposits	\$	1457.00
Disbursements	\$	1517.85
Ending Balance	\$	14770.34

#### Savings Account

Beginning Balance	\$	3031.93
Deposits	\$	0.12
Disbursements	\$	-----
Ending Balance	\$	3032.05

### Breakfast Club Report: July 2025

Beginning Balance	\$	1355.28
Deposits	\$	1355.28
Disbursements	\$	105.03
Ending Balance	\$	1250.25

### Social Connection Report: July 2025

Beginning Balance	\$	4166.95
Deposits	\$	4836.93
Disbursements	\$	2371.95
Ending Balance	\$	2464.98

## **Management Reports:**

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

- July report as reported and posted.
- Budget/Financial Audit to complete evaluation required due to transition from past Board Treasurer to new Board Treasurer has been completed with 100% compliance noted.

### **Management Report:**

- 17 homes currently on the market, 4 homes in escrow. 4homes changed ownership in the month of June with a price range of \$350,000 -\$475 ,000.

### **Maintenance Report:**

- Slope of San Marcos Blvd. has been completed. Irrigation, erosion control, jute netting and groundcover have been laid and almost completed.
- RV gate has been installed. Remotes control openers are available for purchase.
- All trees in the community have been trimmed.
- Planted (8) new tress (Podocarpus trees) on the NE side of tennis court.
- Carwash driveway has been repaired
- Continuing to work on carwash/laundry facilities to get it re-opened as soon as possible. There is no completion date at this time.
- Gym equipment was serviced and repairs needed have been scheduled.
- Managers home – privacy panels along carport has been completed.

### **Haven Management Report:**

- 2025-2026 annual budget has been submitted to PEWRA Board, including increased amount from previous year. The budget was reviewed and unanimously approved by the PEWRA board.

### **OLD BUSINESS:**

- Hillside Progress – as reported in Haven Mgt. report above.
- Pool Pass Policy – Sign -up opportunities continue at social events. Residents who still wish to obtain passes can continue to request them from Rules & Regulations committee members.
- Rules & Regulations Committee – committee continues to review PEW Rules and Regulations in conjunction with input from Park Manager, Jessica Du Bois.
- RV Park Gate Status- as reported in Haven Mgt. Report above.

## NEW BUSINESS:

- PEW Club activity report - **BINGO** – Delane Johnson reported on activity. Bingo is every Thursday evening in the pavilion room of clubhouse. Generally attended by 30 to 40 participants, generally from PEW, PEE and Rancho Vallecitos. The game is required to be open to the public as well. There is an early bird game, followed by regular games and refreshments are usually a voluntary type of contribution.
- PEW Club activity report - **LIBRARY** – Susan Balog reported on the services offered by the community Library located in the clubhouse. Susan reminded borrowers that timely returning of borrowed books is appreciated so that all residents can take advantage of books.
- Residents need to be aware there are planned days (Sept. 2, 3 & 4) for road repairs and resurfacing in the park. A map indicating designated streets, the days and times that the streets will closed to all traffic will be published in the September Hilltopper as well as available in the clubhouse. Days of each street closure will be for one day, with no walking or driving from 8AM to 5PM.
- Management and the PEW RA Board are discussing possible options to facilitate the efficiency of EDCO trash pickup.

## Resident Comments/Questions:

- Residents expressed concern regarding increased speed that cars, repair/maintenance trucks and delivery vehicles drive through the community streets. Several suggestions - (intersection stop signs, speed bumps, electronic speed monitors) on options to slow traffic have been offered and the PEWRA Board will discuss further with Management.
- Resident warned attendees of personal confrontation with coyotes (2) inside the park after dusk. Residents are advised to exercise caution when walking pet, particularly at dawn and dusk, and perhaps carry protective equipment such as pepper spray, walking stick or warning horn if concerned about coyote threat,

The next meeting is scheduled for September 2, 2025

Meeting adjourned at 6:55 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