

Palomar Estates West Resident Association

Board meeting Minutes – Sept. 6, 2022

Call to order:

The PEWRA board meeting was called to order by the President, Tricia Spears at 6:30 pm, Tuesday Sept. 6, 2022.

In attendance: Tricia Spears, President / Cathie Byrd, Vice-President / Michael Wilkinson, Treasurer / Jo Gehringer, Secretary / Dita Kemp / Garry Larson/ Katie Rodriguez.

In Absentia:

Review of Minutes: Minutes of previous meeting were previously provided to Board and management team. Motion to approve by Cathie Byrd and seconded by Dita Kemp. Vote for approval by board. Minutes to be added to website and posted in card room for resident view.

Treasurer Report:

Checking Account

Beginning Balance	\$ 5505.47
Deposits	\$ 963.00
Disbursements	\$ 1584.89
Ending Balance	\$ 4883.58

Savings Account

Beginning Balance	\$ 8027.80
Deposits	\$ 0.06
Disbursements	\$ 0.00
Ending Balance	\$ 8027.86

Submitted and placed on file for audit

Breakfast Club report:

Beginning Balance	\$ 2613.96
Deposits	\$ 1591.00
Disbursements	\$ 699.58
Ending Balance	\$ 1914.38

Social Connection Report:

Ending Balance	\$ 4335.81
Deposits	\$ 00.00
Disbursements	\$ 366.64
Ending Balance	\$ 3969.47

Management Report:

- Park management reported the replacement of mailboxes at #383/#382, painted pole and pathway lights around clubhouse, Installed new handrail from Jacuzzi to pool and from pool area to the picnic area (\$1800). Transferred dirt from driveway removal #86 to gazebo area adjacent to water tank. Installed shades in the Pavilion (\$4400) and repaired wall in front of the clubhouse by the fountain. Upgrades still planned are the construction of the pool gazebo and installation of event sign posts.
- Currently 7 homes on the market, 5 in escrow and 1 changed ownership in the last month with a price of \$355,00.
- Katie Davis, Haven Mgt., EDCO notification regarding rollout for trash service updates. Information was provided to residents in mail tube and additional information will be provided when new receptacles are delivered.
Street sealing is planned for October. Further information regarding dates and locations will follow.

OLD BUSINESS:

- Pool Beautification project: Pool gazebo has been delivered and will be constructed by park management, estimated completion by end of Sept. Thirteen new lounge chairs are on order and furnishing for gazebo area will be ordered when build is completed. Hot Tub area lighting options are being reviewed.
- Rules & Regulations – Board member committee has finalized review of the process for residents to raise questions, concerns, issues. Information clarifying the process will be published in the Hilltopper for 2 months (Oct/Nov) and also added to the PEW website.
- Newcomers Welcome – Scheduled for Oct. 22, 11AM to 2 PM. Invitations will be delivered to all ‘new’ residents. It is requested that all groups/clubs have tables with representation. Lunch will be served
- Driveway Sale – scheduled for Oct. 15. Lu Ann Foster will announce in Hilltopper and place sign-up sheet and instructions in clubhouse.
- Social Connection submitted request for additional bulletin board to be installed on wall opposite current one to allow for specific location for Social Connection and Breakfast Committee to post events and place sign up clipboards at same location. Motion to approve by Cathie Byrd and seconded by Dita Kemp. Vote for unanimous approval by board
- Community Area -Clubhouse navigation map - creating a map concentrated on the general community/clubhouse area, identifying specific areas and individual clubhouse rooms, etc. as well as adding Dog Park identifier to park map. Continues in development.
- PEW ‘At Your Service’ referrals. – development of listing of PEW resident referrals for contractor/service companies. Board member Garry Larson is continuing to work on

development. Residents are encouraged to contact Garry if they would like information prior to listing being available in Park Management office.

- Google Maps Street Identification – to facilitate identification of individual street names in PEW when using Google Maps or GPS apps. Board member Michael Wilkinson has submitted request to Google Maps for updated street identification and some streets have been updated and others are still in queue awaiting update.
- SDG&E Utility Boxes – request to SDG&E to schedule inspection of 33 utility boxes currently located in PEW. SDG&E has responded to request positively but ongoing communication difficulties with onsite representatives. Management will continue to follow up on project.
- EDCO Green Waste program - As reported by Katie Davis in Management report above. EDCO to distribute new cans in September, all residents will receive 35-gallon (small) cans with initial start but can obtain larger sizes upon request. Pick-up day remains Tuesday, Trash and Green Waste cans picked up weekly and Recycle cans remain bi weekly. Additional information available on EDCO website.

NEW BUSINESS:

- Board request for additional bulletin board in game/activity room specifically for use of PEWRA Board for posting minutes, treasurer reports, upcoming agendas, etc. Would require replacement of large clock to different wall. Also, will allow more efficient use of current bulletin board for residents to post personal topics such as roommate requests, dog sitters, housekeeping etc. Board will require posters to get park office management to sign and date all postings and PEWRA board will monitor and update as needed. Motion to approve by Garry Larson and seconded by Michael Wilkinson. Vote for unanimous approval by board.
- Neighborhood Watch Program – Sheriff’s department has offered a presentation re: developing a PEW Neighborhood watch program. Board has been in communication with Sheriffs Dept., to determine date and time for presentation. TBD
- Walkway to Rancho Vallecitos – request by residents, represented by Dennis and Ronda Longeuay. Residents provided photo images of area they are asking to be designated as a pedestrian walkway (thruway) to access Rancho Vallecitos from Palomar Estates West. Discussion was regarding potential liability issues, current utility area, etc. Haven Management will review request and respond.

Resident Comments/Questions:

- Request as to how to schedule inspection for potential driveway repair/replacement. Park Management stated that all requests be directed to them.
- Additional EDCO discussion regarding how to request different size cans or small household receptacle. EDCO has requested that in initial phases of new process all requests come thru the park management office.

- San Marcos Blvd. street repairs creating significant noise issue, hoping with changing temperatures to return to daytime schedule as opposed to current nighttime one. Also planned to complete work by mid Sept.
- Visitor Parking areas – are for visitor parking only and not for routine use by residents.
- Concerns expressed about young adult and children using park amenities and park rule enforcement. Residents are asked to report any violations and name of offender (if possible) to park management,
- Signage at entrances regarding ‘ticket & tow’ require updated information with identification of Sheriff and towing company. Per Park management signs have been ordered and will be installed when received.

Next meeting is scheduled for October 4, 2022

Meeting adjourned at 7:29 PM by Tricia Spears, PEWRA President

Respectfully submitted,

Jo Gehring

Jo Gehring

PEWRA Secretary

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