

# Palomar Estates West Resident Association

## Board meeting Minutes – February 6, 2024

### Call to order:

The PEWRA board meeting was called to order by the President, Garry Larson at 6:30 pm, Tuesday February 6, 2024.

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

### In Absentia:

**Introduction of new member** – Larry Jones

**Review of Minutes:** Minutes of previous meeting were provided to Board and management team. Motion to approve by Cathy Byrd and seconded by Simon Spears. 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: January 2024

#### Checking Account

Beginning Balance	\$ 7554.07
Deposits	\$ 1693.00
Disbursements	\$ 2289.84
Ending Balance	\$ 6957.23

#### Savings Account

Beginning Balance	\$ 3029.78
Deposits	\$ 0.12
Disbursements	\$
Ending Balance	\$ 3029.90

*Submitted and placed on file for audit.*

### Breakfast Club report: January 2024

Beginning Balance	\$ 1379.44
Deposits	\$ 173.00
Disbursements	\$ 424.17
Ending Balance	\$ 1128.27

### Social Connection Report: January 2024

Beginning Balance	\$ 3060.48
Deposits	\$ 1767.00
Disbursements	\$ 2524.15
Ending Balance	\$ 2303.33

## **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:**

- Currently 14 homes are on the market with 2 currently in escrow. 5 homes changed ownership in the month of November with a price range of \$250K to \$479K.
- Space 19 - New home expected to be delivered by the end of March, weather permitting. The listing price is \$499K.
- The 2023 MRL (Mobile Home Residency Law) booklets are available for pick up in the manager's office during business hours. Booklets are also available next to the rent drop off box by the manager's office.

### **Haven Management Report:**

- Hillside Project – Management is actively working to address the sinkhole/drain issues on San Marcos Blvd. hillside. Management is waiting for approval from the City for the temporary bypass plan while they also work through the other requirements for permanent repair. The laundry and car wash will remain closed, and residents will be notified by the park management regarding future availability.
- R.V. lot security gate – a quote has been obtained for the potential installation of a security gate to control access to the RV lot.

### **Guest Speaker:**

- Stacey Price, the representative of SPARC (Services and Programs Assisting Residents in our Communities) spoke to residents regarding services provided by SPARC. SPARC is a non-profit 501(c)(3) that connects Mobile Home residents with vital services and resources. SPARC Inc. services residents that live in Millenium housing communities, providing various programs and resources. Examples of programs offered are food pantries, Seminars, Resource Fairs, Holiday events and Exercise classes. Ms. Price mentioned several upcoming events, Tax prep (partnered with AARP) and SPARC resource center, scam education (at Palomar Estates East on 3/7), Fruit picking program (4/9 9AM -3PM), and Resource Fair (Palomar Estates East 5/8, 10AM – 12PM) with 20-25 information vendors. There is no fee for the resource fair and a free lunch will be provided.

Most programs are free or low cost. Check the park magazine (Hilltopper) and the clubhouse for flyers promoting upcoming events.

### **OLD BUSINESS:**

- Hillside Project – see Haven Management report above.
- R.V. lot Security gate - see Haven Management report above.

## **NEW BUSINESS:**

- Annual PEWRA membership – Flyers and envelopes provided to all residences in PEW. As of 2/6/24, 202 residences have submitted the \$10 membership fee. The Board encourages all residences to support PEW by submitting their membership fee and information.
- Newcomer Welcome – Month by month - Management will be asked to provide names of new residents each month. The new residents will be invited to the monthly breakfast free of charge, provided free tickets to a social committee event and hosted at a table with a member of the PEWRA board and a member of the social committee to welcome them and provide information on community activities.
- Dumpster Day - another dumpster collection day is being planned for April. The date will be announced when confirmed along with a reminder of what can and cannot be disposed of in the dumpster. Hoping to have 2 dumpsters this year and also underwrite the cost, residents will be asked to donate \$5.00 when they use the dumpster.
- Safari Park – residents were reminded that the San Diego Safari Park is free to seniors during the month of February.
- Social Committee activity/finance report – Merlin Chancellor presented information on upcoming events, current financial status and plans to develop budget for the 24/25 fiscal year which begins in July 2024. A goal of the committee is to keep the ticket price for events the same in the coming year if at all possible. Merlin also stated that the group is open to anyone who would like to volunteer their services in support of the many events they host.
- PEWRA budget development – Simon Spears, PEWRA Treasurer, presented a report on how the PEWRA board makes budget allocations/disbursements determinations for each fiscal budget year. Simon also informed residents of the challenges related to the ‘re-balancing’ of the budget post Covid. During the quarantine time period many activities were cancelled or postponed, creating surpluses in club budgets and an imbalance when needing to return to previous budget limits. Consequently, with approximately 5000 residents participating in various activities in a fiscal year the board made a onetime determination to fund some deficits with money in savings. Then, moving forward institute cost saving measures and other fund-raising activities. To date, some of these include reducing production costs for Park Signage, increasing advertising in the annual park directory, and increasing the PEWRA membership fee to \$10.

## **Resident Comments/Questions:**

- Residents were concerned about theft of game materials from the card room. There will be further discussion to determine possible locked storage for materials. The management asked that the office be notified as soon as possible after such an event so camera videos can be reviewed for potential information.

- Resident requested park directory made available for delivery services. Management stated that the directory with resident names and phone contacts were confidential information and not to be distributed to delivery services. Also, there are park directory/maps at both entrances to community and also at the clubhouse.
- Resident stated that Ladies restroom by Spa area has holes in wall and potential water damage. Management and board stated that restroom remodel would be reinstated in 24/25 wish list.
- Wish List - Residents with specific requests for improvements or other financial requests should submit their requests to the board by March 10. A form will be found in the next (March) edition of the Hilltopper. Please be sure to include all pertinent information, cost estimates/guesstimates, and your name and how to contact you if necessary.
- Resident announced that the provision of water in plastic bottles in the gym would be phased out. Residents will need to provide their own water supplies.

Next meeting is scheduled for March 5, 2024

Meeting adjourned at 7:35 PM by Garry Larson, President-PEWRA Board

Respectfully submitted,



Jo Gehringer

PEWRA Secretary

Cc: Palomar Estates West Resident Association Board

PEW Management

Haven Management

Official file